



Falmouth

An individual two-bedroom detached bungalow
Set in a small cul de sac location
In need of modernisation and refreshment
Being sold with the benefit of 'no onward chain'
Has been with the same family for fifty years
Plenty of potential to personalise and extend
Gas central heating (not tested), UPVC double glazing
Sitting room, kitchen, large shower room/wc
Generous, sheltered well stocked gardens
Detached garage, gated driveway and parking

Guide £315,000 Freehold

ENERGY EFFICIENCY RATING – BAND E

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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www.kimberleys.co.uk

REF: SK7086



A rare chance to own this individual, two bedroom detached bungalow which is tucked away in the corner of a small quiet cul de sac within a favoured location, just off Conway Road on the outskirts of Falmouth town centre.

The bungalow has been in the same family for around 50 years and comes to the market for the first time with the benefit of 'no onward chain'.

The property is in need of general modernisation and refreshment offering potential purchasers the chance to create a home to their own taste and requirements. Also, the bungalow could possibly be extended (subject to the normal planning permission and building regulation approval).

Currently the bungalow has gas central heating by radiators (not tested), fireplace in the sitting room and UPVC double glazing where stated.

THE ACCOMMODATION COMPRISES:

An entrance porch, reception hall, sitting room, kitchen, a large shower room and two double bedrooms. Outside the property there are large well stocked gardens, a detached garage and gated driveway with parking.

As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this great opportunity.

Why not call for a personal viewing today!

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door to entrance porch with vinyl flooring, UPVC double glazed front door with frosted privacy panel to:

RECEPTION HALL:

With cloaks cupboard, radiator, access to insulated loft space via a loft ladder and access to principal rooms.

SITTING ROOM 4.57m (15'0") x 4.52m (14'10") Into recess

A bright triple aspect main reception room with UPVC double glazed window enjoying a pleasant outlook over the front garden, sealed unit port hole window to the side and two double glazed windows overlooking the return, one double and one single radiator, open tiled fireplace, fitted gas fire (not tested), two wall lights.



KITCHEN 3.12m (10'3") x 2.74m (9'0") plus recesses, being the overall measurement of an irregular shape.

Enjoying a bright dual aspect double glazed window overlooking the side, double glazed door and window either side overlooking and leading to the front garden. Equipped with various wall and base units, single drainer stainless steel sink unit with mixer tap, electric cooker, radiator, gas central heating (not tested) larder cupboard, vinyl flooring, aluminium framed double glazed door to the side, utility cupboard and plumbing for a washing machine.



BEDROOM ONE 3.96m (13'0") x 3.66m (12'0")

A bright dual aspect room with double glazed windows overlooking the gardens, double radiator and central ceiling light.



BEDROOM TWO 3.35m (11'0") x 2.95m (9'8")

Double glazed window overlooking the side aspect, radiator.



SHOWER ROOM/WC 3.12m (10'3") x 1.70m (5'7") plus 5'7" x 3'0"

A large shower room which has a white suite comprising of a large double fully tiled shower cubicle, chrome mixer shower with glass screening, pedestal wash hand basin with chrome mixer tap, low flush WC, radiator, vinyl flooring, frosted double glazed window, airing cupboard with copper cylinder and immersion.



OUTSIDE

DETACHED GARAGE 5.59m (18'4") x 2.74m (9'0")

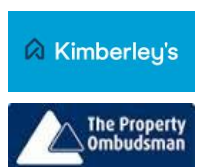
With up and over door, lighting, window to rear and personal door to the garden. The garage is approached via a driveway with tandem parking facilities within your gated entrance.

GARDENS

The bungalow is set on a generous large plot and is approached through double opening wrought iron gates into a wide gently sloping concrete driveway which has a parking and turning area that takes you down to the garage. A concrete pathway leads from the driveway to the front door passing a well established flower bed and a continuing concrete pathway which leads into a sheltered seating area. This provides a secluded spot to enjoy your morning coffee and afternoon tea. The garden continues with shaped lawns splashed with a variety of trees and surrounded by original stone hedge borders. Within the garden there is a timber garden shed and a greenhouse in situ.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



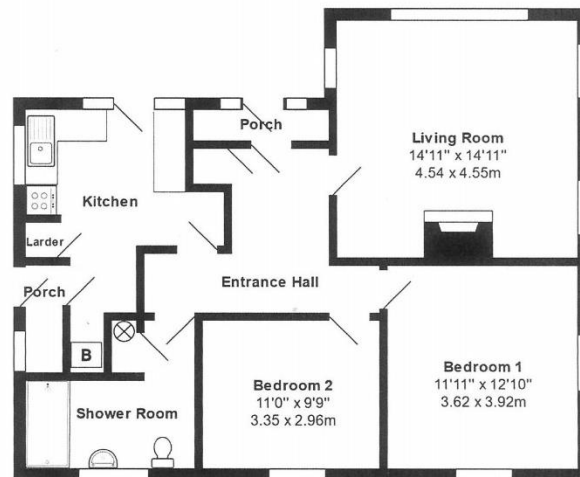
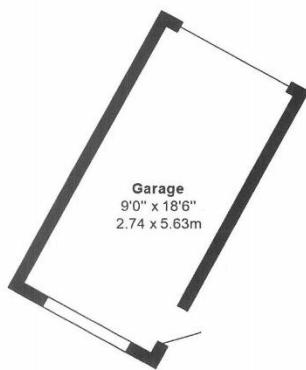


SERVICES Mains drainage, electricity and gas.

COUNCIL TAX Band C

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



4, Conway Close, Falmouth, TR11 4LB

Total Approx Area: 77.2 m² ... 831 ft²

All measurements are approximate and for display purposes only

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