



## Falmouth

A detached double fronted 1930's bungalow  
Set in an elevated location near town  
Views to the Penryn River and Falmouth Marina  
B Class Mundic - cash buyers only  
Considered ideal for re-development (STP)  
Gas central heating, double glazed windows and doors  
Two reception rooms, two/three bedrooms  
Fitted kitchen, bathroom, utility room  
Large plot with gardens and plentiful parking  
Detached garage, workshop, cedar summerhouse

**Guide £295,000** Freehold

**ENERGY EFFICIENCY RATING**  
**BAND E**

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7145



A very rare opportunity to own this two/three bedroom, detached, double fronted bungalow set in an enviable and elevated location on North Parade with some views of Penryn River and Falmouth Marina and with a Class B Mundic rating making this suitable for 'cash buyers only'.

Our client is coming to the market for the first time in 28 years with our client relocating to another area, so we are able to offer the bungalow as a 'chain free' transaction allowing a motivated buyer the chance to conduct a swift purchase.

Although the bungalow has a Class B Mundic rating, our vendor has maintained the property well and has lived here quite successfully during that time. With our in depth knowledge of the area, we are aware of similar properties whereby owners have redeveloped a Mundic property with a new building (subject to the necessary planning permission and building regulation approval.

The views to Penryn River and Falmouth Marina can be best enjoyed from the dormer window on the first floor and in our opinion, any developer would want to build a reverse-level home to take full advantage of these views.

Current features includes gas fired central heating by radiators, UPVC double glazed windows and doors (where stated), a re-fitted kitchen with appliances, wood burning stove and a focal point red brick fireplace in the sitting room.

The accommodation includes an entrance porch, sitting room, fitted kitchen, dining room, side utility room, two double bedrooms, a bathroom/wc combined and an open tread staircase leading to the attic which has a big dormer window looking straight down towards the river. Outside the property there are secluded, raised, lawned gardens at the front and to the rear, delightful gardens with a cedar summerhouse and a gateway which takes you to a large parking area and a detached garage.

**As our client's sole agents, we thoroughly recommend an immediate viewing to secure this property.**

**Why not call for your appointment to view today?**

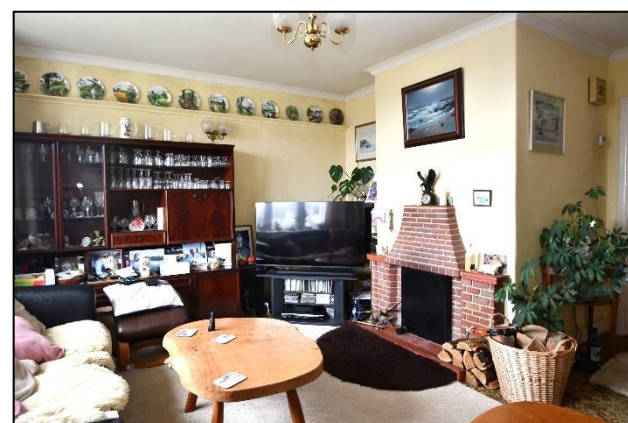
**THE ACCOMMODATION COMPRISES:  
UPVC DOUBLE GLAZED FRONT DOOR TO:**

#### **ENTRANCE PORCH**

Triple aspect UPVC double glazed windows with views to Penryn River and Falmouth Marina, vinyl flooring, wooden front door to:

#### **SITTING ROOM 4.75m (15'7") x 3.38m (11'1") plus recess.**

A forward facing main reception room which has a round bay and UPVC double glazed windows enjoying a lovely outlook over the front gardens to the Penryn River and Marina, double radiator, clay red brick open fireplace with quarry tiled hearth, TV aerial point, coved cornicing, central ceiling light, two double wall lights.



#### **BEDROOM ONE 4.42m (14'6") x 2.79m (9'2") measured to wardrobe front and into bay.**

Again, with a round bay and UPVC double glazed windows facing the front garden with views across to the Penryn River and Falmouth Marina, double radiator, a range of fitted wardrobe cupboards.



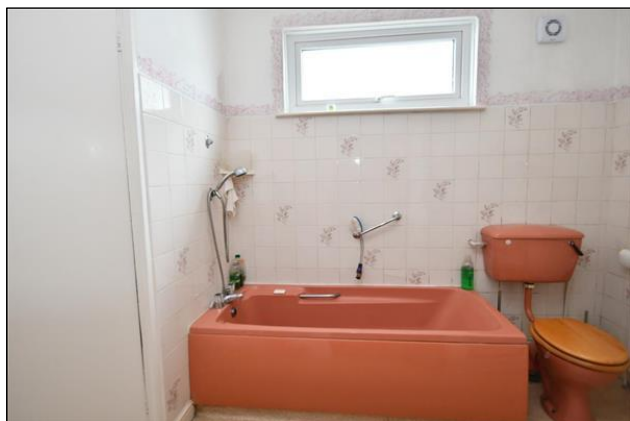


### **INNER HALLWAY**

This leads to the sitting room and has a radiator.

### **BATHROOM 3.05m (10'0") x 2.31m (7'7") measured into recess and walls.**

With a coloured suite comprising; handled and panelled bath with chrome mixer tap, shower attachment and tiled surround, pedestal wash basin, tiled splash back and fitted mirror over, low flush wc, separate fully tiled shower cubicle, electric shower, radiator, mirrored bathroom cabinet, frosted double glazed window, extractor fan, vinyl flooring.



### **BEDROOM TWO 4.44m (14'7") x 3.05m (10'0")**

With broad UPVC double glazed window enjoying a pleasant outlook over the rear garden, double radiator, wash hand basin with vanity unit.



### **DOOR FROM INNER HALLWAY TO:**

### **FITTED KITCHEN 4.42m (14'6") x 2.74m (9'0")**

Re-fitted in 2017 with a range of matching wall and base units, brushed steel handles, wrap around oak block work surfaces and metro tiling over, inset Belfast sink unit with chrome swan neck mixer tap, electric hob with stainless steel backplate and cooker hood over, single fan assisted oven and separate microwave set in housing, slimline dishwasher, focal

point fireplace with inset wood burning stove on a dark slate hearth, red brick recess and timber lintel over, broad UPVC double glazed window overlooking the rear garden, hard wearing wood finish flooring.



### **STABLE DOOR TO:**

### **UTILITY ROOM 3.43m (11'3") x 2.44m (8'0")**

Dual aspect double glazed windows and roller blind, double glazed door to outside, fitted base unit with stainless steel sink unit, plumbing for washing machine, space for tumble dryer, peninsular bar with solid oak block surface, monopitch tripolycarbonate roofing, strip light, hard wearing wood finish flooring, double opening casement doors from dining room.

### **DINING ROOM 4.65m (15'3") x 2.39m (7'10")**

Approached from the kitchen and with double opening French doors into the utility room, double radiator, steep open tread staircase to the attic.



### **ATTIC SPACE 5.05m (16'7") x 3.51m (11'6") plus recess.**

Having a dormer with UPVC double glazed windows enjoying fabulous views across to the Penryn River, Falmouth Marina the creek and surrounding coastline, radiator, built-in wardrobe cupboard.



## OUTSIDE

### GARDENS

To the front of the property there are raised lawned gardens interspersed with a variety of plants and shrubs, mature hedge to the front and a gateway to the right hand side which takes you into the rear garden.

This delightful rear garden has steps leading to a paved patio area, continued steps lead to two areas of lawn bisected by a concrete pathway and this in turn leads to the top of the garden with a greenhouse on the right and a cedar summerhouse which was only installed in 2024 and has light, power and an electric heater, covered patio 2.84m (9'4") x 1.98m (6'6"). A back gate leads into a parking area for a number of vehicles and this is secured by a large metal sliding gate.

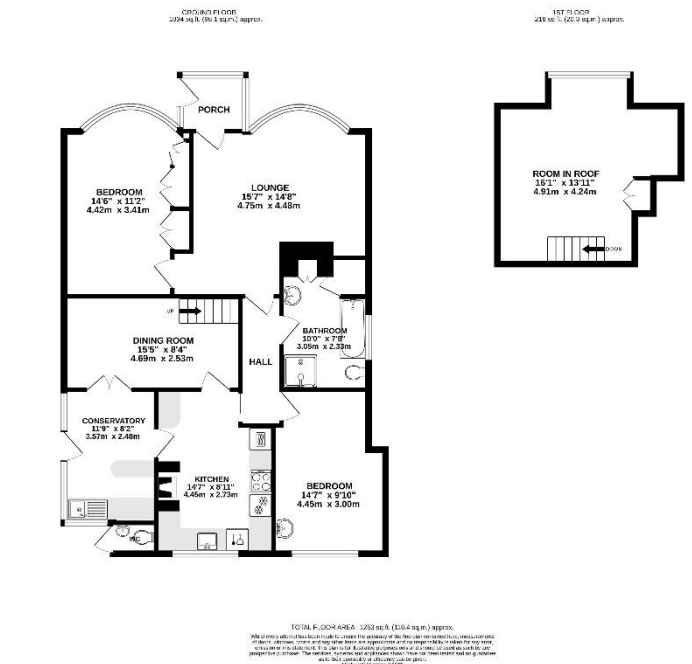
### DETACHED GARAGE 5.54m (18'2") x 3.00m (9'10")

With up and over door, light and power and a wood burning stove.



### 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.



**SERVICES** Mains drainage, water, electricity and gas.

**COUNCIL TAX** Band B.

### AGENTS NOTE

The property has a Class B Mundic rating making this suitable for 'cash purchasers only'.

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.

