



Falmouth

A semi-detached bungalow
Two bedroom accommodation
Lounge, modern kitchen and bathroom
Gas central heating by radiators
UPVC double glazing
Well presented throughout
Popular residential location
Driveway with parking
Enclosed rear low maintenance garden
Ideal for retirement or first-time buyer

Guide £265,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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

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www.kimberleys.co.uk

REF: SK7251



A well presented two bedroom, semi-detached bungalow with driveway, parking and enclosed garden set within the popular location of Longfield which is one of Falmouth's most popular residential locations, close to local amenities, schools and Penmere branch line station that connects Falmouth to the cathedral city of Truro.

The property is offered for sale in good decorative order and would be perfect as a first-time buyer or retirement property and offers features including gas fired central heating by radiators, UPVC double glazing throughout and a modern kitchen and bathroom.

The accommodation in brief comprises; entrance hallway, nicely fitted modern kitchen, 16'3 lounge, inner hallway, bathroom and two bedrooms. Outside the property there are driveway parking facilities and an area laid to shingle the front and to the rear, an enclosed low maintenance garden with areas laid to paving and gravel with mature shrub and plant borders.

Longfield is ideally situated within walking distance of St. Mary's and St Francis infant and junior schools, local amenities at Boslowick including convenience stores, a petrol station and branch line railway station which connects Falmouth to the cathedral city of Truro. A longer stroll will take you to Swanvale Beach and the nearby nature reserve. In the opposite direction, Falmouth's bustling town centre, marina and sea front is easily accessible.

An internal viewing is highly recommended to appreciate this lovely property.

Why not call for your personal appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC front door opening onto:

ENTRANCE HALLWAY

Textured ceiling with ceiling light, concealed area for washing machine and storage, gas fired combi boiler providing domestic hot water and central heating facilities, glazed door leading to the lounge and another to the kitchen.

KITCHEN 2.54m (8'4") x 1.68m (5'6")

A compact but nicely thought out fitted, modern kitchen with a range of base and wall units with cupboards and drawers with gloss doors and metal door furniture, wood effect roll top work surfaces with tiled splash back incorporating a stainless steel sink with drainer and mixer tap, recess for gas cooker with extractor hood over, recess for refrigerator/freezer, UPVC double glazed window

with outlook to the side, plastered ceiling with spotlights, radiator, finished with a vinyl floor.



LOUNGE 4.95m (16'3") x 3.05m (10'0")

Picture UPVC double glazed window with pleasant outlook over the front garden and surrounding area, feature fireplace providing a focal point with electric fire and timber surround, radiator, textured and coved ceiling with ceiling light, door through to inner hallway.



INNER HALLWAY

Textured ceiling with loft trap, carpeted floor, doors to bathroom and the two bedrooms.

BATHROOM

A modern three piece bathroom suite comprising; panelled bath with shower over, pedestal wash hand basin, low-level wc with push button flush, UPVC frosted double glazed window to the side, radiator, plastered ceiling with centre light, vinyl timber effect floor.



BEDROOM ONE 4.04m (13'3") x 2.54m (8'4")

A double bedroom with UPVC double glazed window overlooking the enclosed rear garden, radiator, textured ceiling with ceiling light, finished with a carpet.



BEDROOM TWO 3.23m (10'7") x 2.21m (7'3")

Textured ceiling with ceiling light and new Nuaire vent which provides positive pressure to eliminate the risk of condensation etc., radiator, UPVC double glazed door with a pleasant outlook and allowing a good degree of light whilst also opening onto the rear, enclosed garden. This room is finished with a carpet.



OUTSIDE

PARKING

There is off road private parking for one/two vehicles.

GARDENS

In addition to the front, pebbled low maintenance garden there is an enclosed garden to the rear with a good degree of privacy. This garden has an initial paved patio area which leads to a further gravelled garden which is designed for low maintenance but also has a selection of mature plants and shrubs.

A path leads around the side of the property with a wooden gate for security.

SERVICES Mains electricity, water, drainage and gas.

COUNCIL TAX Band B.

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.



287 LONGFIELD FALMOUTH TR11 4SS
TOTAL APPROX. FLOOR AREA 42.0 SQ M (452 SQ FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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