



Penryn

A semi-detached bungalow
Elevated views to the countryside
In need of modernisation and refreshment
Being sold with 'no onward chain'
Gas central heating by radiators
UPVC double glazed windows and doors
Living/dining room, kitchen/breakfast room
Three bedrooms, shower room/wc
Raised gardens with good views
Detached garage, long driveway with parking

Guide £265,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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www.kimberleys.co.uk

REF: SK7280



We are pleased to offer on behalf of the executors, this three bedroom semi-detached bungalow which is set in an elevated and popular location just off Green Lane, enjoying delightful views across the valley to surrounding countryside and beyond.

The bungalow is in need of modernisation and updating and has so much potential for new owners to create a home that reflects their taste and requirements.

Current features include gas fired central heating by radiators (not tested) and double glazed windows and doors (where stated).

The accommodation in sequence includes a long reception hall, living/dining room, kitchen/breakfast room, three bedrooms and a shower/wet room/wc combined. Outside the property there is a long sloping driveway with parking facilities which takes you up to a single garage at the top of the garden. The garden itself faces South and enjoys part country views across the rooftops to the front and to the right, across to the Penryn River and Flushing in the distance.

The property is within walking distance of local amenities, the Penryn branch line station connecting Falmouth to the cathedral city of Truro, the university campus at Tremough, Penryn Sports College and Junior School and a longer stroll down into Penryn's ancient town centre.

An early viewing is highly recommended to secure this spacious bungalow.

Why not call for a personal viewing today?

THE ACCOMMODATION COMPRISES:

Steps up to the front garden, UPVC double glazed front door leading into:

RECEPTION HALL

With built-in storage cupboards, wood panelled walls, access to loft space and principal rooms, fitted carpet.

BEDROOM ONE 4.09m (13'5") x 3.05m (10'0")

Having broad UPVC double glazed windows enjoying lovely views across to countryside and the horizon, radiator, cupboard housing gas central heating boiler (combi - not tested), slatted shelving and small radiator.



LIVING/DINING ROOM 5.05m (16'7") x 3.76m (12'4")

Having a focal point gas fire, double radiator, broad UPVC double glazed windows facing South looking across the gardens, central ceiling light, TV aerial point.



KITCHEN 4.17m (13'8") x 2.31m (7'7")

This galley style kitchen has a bright dual aspect with two double glazed windows alongside the property and frosted double glazed door leading to the rear garden. The kitchen is simply fitted with a range of wall and base units, single drainer stainless steel sink unit, radiator, larder cupboard, strip light.



BEDROOM TWO 3.05m (10'0") x 2.13m (7'0")

Again, with broad UPVC double glazed window, this time overlooking the side aspect, double radiator.

***BEDROOM THREE 3.48m (11'5") x 3.02m (9'11") into recess.***

With broad UPVC double glazed window enjoying super views across the countryside, radiator.

***WET ROOM 1.85m (6'1") x 1.63m (5'4")***

This wet room was adapted for our client and has a fully tiled shower area, Mira thermostatically controlled electric shower and floor screen, china wash hand basin with mixer tap set on a high gloss white vanity unit, low flush wc, non-slip flooring, frosted double glazed window, extractor fan, Dimplex down flow electric heater.

***OUTSIDE******GARAGE 4.67m (15'4") x 2.51m (8'3")***

With up and over door and approached via an ascending long driveway with tandem parking facilities for several vehicles.

***GARDENS***

To the front of the property there are simple gardens. A concrete pathway alongside the property extends across the back of the bungalow and there are steps leading to a South facing garden which enjoys plenty of sunshine having a paved patio area to the right and lawn to the left.



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.





COUNCIL TAX Band C.

SERVICES Mains drainage, water, electricity and gas.

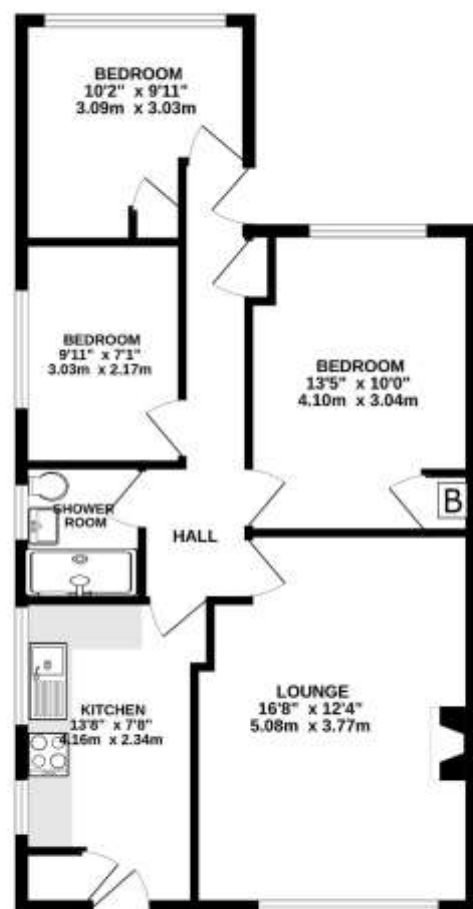
AGENTS NOTE We wish to inform potential viewers that the property is a steel framed bungalow with rendered and block exterior.

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.



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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