

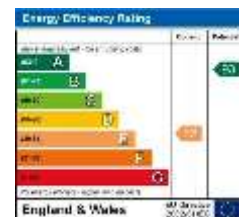


## Penryn

- Semi-detached bungalow
- Elevated position in Penryn
- Garage and parking
- In need of redecoration and modernisation
- Two bedrooms
- No forward chain
- Front and rear gardens
- Double glazing
- Vacant possession
- Sitting/dining room



Guide £170,000



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

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

REF: SK6503



A rare opportunity to acquire this semi-detached bungalow situated on an elevated position on the St Gluvias side of Penryn.

The town of Penryn offers a wide range of facilities including shops, restaurants, a doctor's surgery, Penryn Junior School and college, plus Falmouth University Tremough Campus, the branch line station at Penryn links to Falmouth and the cathedral city of Truro.

The accommodation is in need of some updating and redecoration and comprises, two bedrooms, sitting/dining room, fitted kitchen and bathroom. Outside there are gardens to the front and rear. The property also benefits from a garage in a block with parking in front.

With no forward chain and vacant possession, a viewing is strongly recommended.

Why not call for further details and book a personal viewing today?

### *ACCOMMODATION*

The property is approached via a concrete pathway which runs alongside the bungalow and to the rear where a double glazed door provides access to:

#### *KITCHEN 2.95m (9'8") x 2.84m (9'4") maximum.*

Double glazed window to the rear overlooking gardens. Fitted kitchen with a selection of matching base and wall mounted units, roll edge work surfaces to three sides with tiled splashback, inset single drainer stainless steel sink unit with mixer tap, space for oven with extractor over, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, built-in storage cupboard with slatted shelving and further cupboard housing electric consumer units, coved and textured ceiling with ceiling light, door leads to:



#### *SITTING/DINING ROOM 4.29m (14'1") x 2.95m (9'8") maximum*

Double glazed sliding patio doors to the rear garden, fireplace with gas fire and stone hearth, television point, telephone point, textured ceiling with ceiling light, door leads to:



### *INNER HALL*

Doors leading to bedrooms and bathroom

#### *BEDROOM ONE 2.84m (9'4") x 2.74m (9'0")*

Double glazed window to rear overlooking garden, textured ceiling with ceiling light.



### *BATHROOM*

Has been altered to a wet room with shower area with electric shower over, wall mounted wash hand basin and low level flush wc, part tiled walls and part wood panelling, wall mounted electric heater, wall mounted extractor fan.



**BEDROOM TWO** 2.74m (9'0") x 2.36m (7'9") Double glazed to front overlooking gardens, hatch to roof void with pull down ladder, textured ceiling with ceiling light.



### OUTSIDE

The front garden is laid mainly to lawn with flower beds well stocked with mature shrubs and plants, outside water tap, hedging and fencing to boundary.

The rear garden is laid to hard standing immediately adjacent to the property with a further area laid to lawn and well stocked flower beds with an abundance of mature shrubs, plants and trees.



### GARAGE

The bungalow benefits from a garage in a nearby block with metal up and over door, there is a parking space for one vehicle to the front of the garage.

### DIRECTIONS

From our office proceed up Killigrew Street turning right into Brook Street then left into Kimberley Park Road. At the traffic light turn right and proceed down Dracaena Avenue. Continue down Dracaena Avenue passing through both roundabouts and passing Ocean BMW on the right hand side. At the traffic lights on Penryn Bridge, continue straight ahead into Commerical Road. Take the first right hand turning by Just Delights and proceed up St Gluvias Hill, passing St Gluvias Church on the right hand side. Proceed to the bottom where the road continues round the right, proceed up the hill where the property can be found on the left-hand side.

### 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.



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.**

