



## Falmouth

**A superb semi detached bungalow**  
**Set in a delightful tucked away location**  
**Clear mundic block test Class A**  
**Wholly owned solar panels and FIT, full fibre broadband**  
**Gas central heating, UPVC double glazing**  
**Focal point fireplace, large conservatory**  
**Open plan fitted kitchen/dining room**  
**Three good bedrooms, luxurious shower/wc**  
**Driveway parking for three cars, workshop**  
**South facing gardens with a shed**

**Guide £395,000** Freehold

**ENERGY EFFICIENCY RATING**  
**BAND B**

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7309



We are delighted to offer as our client's sole agents, this superb older style three bedroom semi-detached bungalow which is set in a tucked away location just off Trescobeas Road within walking distance to local amenities, the town centre, Kimberley Park, doctors surgery, Falmouth School, close to the sea front and beaches, Penmere branch line station which connects Falmouth docks to the cathedral city of Truro.

This well presented home is packed with features to delight any new owners including UPVC double glazed windows, doors and conservatory, gas central heating by radiators, wholly owned solar panels with a generous feed in tariff, PIV system, a focal point fireplace, a combination of natural wood flooring and fitted carpets throughout.

The accommodation includes a large double glazed south facing conservatory overlooking the gardens, reception hall, a sitting room with fireplace, a spacious L-shaped fitted kitchen/dining room with appliances, three good bedrooms with a well appointed shower room/wc. Outside the property is approached at the rear onto a brick paved driveway which provides parking for two/three vehicles, well stocked gardens and a block built workshop/store alongside. A gate takes you into a sunny south facing well stocked garden with decking, lawn, apple and plum trees, flowerbeds with planted shrubs, and a timber shed.

***We thoroughly recommend a viewing to secure this fine in town property.***

***Why not call for your personal viewing today!***

#### **THE ACCOMMODATION COMPRISES**

A UPVC double glazed composite door leading to:

#### **KITCHEN/DINING ROOM 6.15m (20'2") x 3.15m (10'4") Plus a bay of 7'6"x4'1"**

A delightful introduction to the bungalow with double glazed windows overlooking the front aspect and a rectangular bay at the dining section overlooking the side garden.

Well equipped with a full range of matching wall and base units, brushed steel handles, granite effect work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome easy-on swan neck mixer tap, plumbing for a washing machine and dishwasher, built-in four-ring gas hob with extractor over and Belling double oven/grill set in adjacent housing, space for tall boy fridge/freezer, chrome ladder style heated towel rail, original natural wood flooring, two short drop lights in the kitchen and decorative longer drop light over the dining room table, radiator, bookshelves, door to:



#### **RECEPTION HALL**

A long and wide hallway with fitted carpets, airing cupboard with small radiator, slatted shelving.

#### **SITTING ROOM 3.73m (12'3") x 3.66m (12'0")**

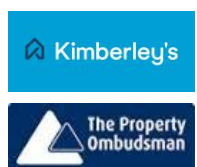
Broad UPVC double glazed windows enjoying a lovely southerly aspect over the decking and gardens, a focal point fireplace, picture rail, book shelving, radiator, fitted carpet, six-panelled internal door.



#### **CONSERVATORY 5.36m (17'7") x 2.92m (9'7")**

A fabulous bright conservatory which enjoys a light triple aspect with double glazed windows, self cleaning monopitch glass roof, ceramic tiled flooring, double glazed door with cat flap leading to the decking and garden.

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.





### **BEDROOM ONE**

A lovely bright main bedroom with double glazed window enjoying a pleasant outlook through the conservatory to the gardens, picture rail, coved cornicing, six panelled internal door, a range of fitted floor-to-ceiling wardrobe cupboards with hanging space and shelving.



### **BEDROOM TWO 3.45m (11'4") x 3.10m (10'2")**

With double glazed window overlooking the rear garden, double radiator, picture rail, central ceiling light, six panelled internal door.



### **BEDROOM THREE 2.82m (9'3") x 2.44m (8'0")**

Again, with a double glazed window overlooking the rear aspect, telephone point, six panelled internal door, fitted carpet, radiator, pendant light.



### **SHOWER ROOM 2.67m (8'9") x 1.70m (5'7")**

Luxuriously appointed and redesigned a couple of years ago with white suite comprising a large walk in shower area, chrome mixer shower and glass screening, china hand wash basin with contemporary chrome mixer tap set on a high gloss vanity unit with back lit mirrored bathroom cabinet over, towel rail, low flush wc, marble effect bathroom panelled walls, non-slip flooring, frosted UPVC double glazed window, chrome ladder style heated towel rail and six panelled internal door.



### **OUTSIDE**

#### **PARKING**

A herringbone brick paviour driveway provides good off road parking for certainly three vehicles with our client having suitable room to store a generous sized caravan and trailer whilst leaving space for two cars as well.

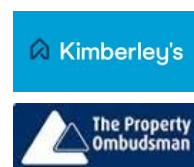
#### **SMALL GARAGE/STORE**

Of block construction with pitched roof and timber opening door providing a useful workshop area.

#### **GARDENS**

There is a small well stocked garden to the front of the property behind the driveway. From the driveway a pathway leads down past the entrance door and through a new timber gate taking you down a wide paved pathway, with well stocked flowerbeds either

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side. This leads into a delightful south facing garden with timber garden shed on the left, raised composite decking to the right and a terraced paved patio which is a great place to relax and entertain your family and friends throughout the day. From the pathway there is a gently sloping lawn, hedging to the left, timber fencing at the far end of the garden and new timber fencing along the adjoining boundary with next door. In the garden there are a number of apple and plum trees, plants and more well stocked flower beds.



**DIRECTIONS**

From our office proceed up Killigrew Street turning right into Brook Street then left into Kimberley Park Road. At the traffic lights go straight across and climb the hill and as you get to the next left hand turning which is Tregenver Road, just past there is and entrance to Tresco Place. Go down the road whereupon the property can be found in front of you.

**COUNCIL TAX BAND C**

**SERVICES**

Mains drainage, water, electricity and gas. Wholly owned solar panels with a generous feed in tariff.

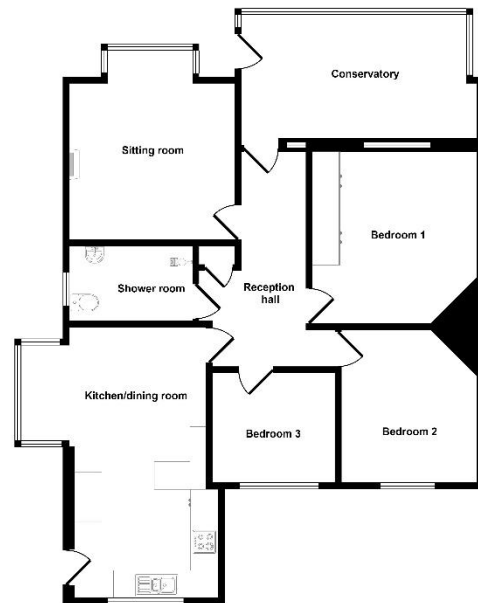
**MUNDIC BLOCK TEST**

A clear mundic block test carried out by Messrs Dowling Dodd, chartered surveyors from Truro. This gave a class A rating from reassigned test carried out in 2012.

**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.

Approx. Gross Internal Area  
97 sq m / 1049 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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