



## Illogan

A well presented linked detached bungalow  
Being sold with 'no onward chain'  
UPVC double glazed windows, doors and conservatory  
Gas central heating by radiators  
Sitting room, separate dining room  
Fitted kitchen with appliances  
Two double bedrooms, shower room/wc  
Attached single garage, driveway parking  
Manageable patio gardens to the rear  
Easy reach of many local amenities



Guide £300,000 Freehold

ENERGY EFFICIENCY RATING  
BAND D

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REF: SK7138



We are pleased to offer as our clients sole agents, this well presented, two bedroom, detached bungalow (linked by a garage) which is set in a quiet level cul-de-sac just off Paynters Lane and within easy reach of many local amenities, the A30 and surrounding countryside.

The bungalow is well presented and comes to the market for the first time since 2007 and is being sold with the benefit of 'no onward chain' allowing a motivated purchaser the opportunity to purchase the property swiftly if required.

Many features await any new owners with gas fired central heating by radiators, UPVC double glazed windows, doors, porch and conservatory, gas central heating by radiators, a re-fitted kitchen with appliances and all floor coverings included in the sale.

The bungalow has been extended over the years and features well proportioned accommodation including an entrance porch, sitting room, fitted kitchen, dining room, conservatory, two double bedrooms (one with wardrobes) and a re-modelled shower room/wc combined. Outside the property you will find an attached garage and driveway parking for a family sized vehicle and easily maintained gardens to both front and rear.

The bungalow is situated in a great location within easy reach of several local convenience stores, the main A30 connecting to Penzance and out of the county to the East, a variety of educational facilities, Tehidy County Park and the beaches along the North Coast.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your personal viewing today?

#### *THE ACCOMMODATION COMPRISES:*

*UPVC DOUBLE GLAZED FRONT DOOR WITH FROSTED PRIVACY PANEL TO:*

*ENTRANCE PORCH 1.52m (5'0") x 1.22m (4'0")*

Double glazed flank window, coat hooks, ceramic tiled flooring, six-panelled internal door to:

*SITTING ROOM 4.70m (15'5") x 3.48m (11'5")*

A delightful introduction to the property with UPVC double glazed window and vertical blinds overlooking the front gardens, double radiator, TV aerial point, fitted carpet, coved cornicing, central ceiling light, two wooden display shelves, six-panelled internal door to inner hall, second door to:



#### *KITCHEN 3.43m (11'3") x 2.69m (8'10")*

Well equipped with a full range of matching wall and base units in high gloss white, brushed steel handles, wrap around granite effect work surfaces and ceramic tiling over, over counter lighting, electric ceramic hob and stainless steel cooker hood over, Hotpoint single fan assisted oven, 1 1/2 bowl single drainer stainless steel sink unit with chrome easy-on mixer tap, plumbing for washing machine, spotlights on tracking, wine rack, double radiator, space for tallboy refrigerator/freezer, broad UPVC double glazed window overlooking the rear garden with vertical blind, double glazed frosted door with privacy panel to the garden, Multi-paned internal door to:



*DINING ROOM 3.78m (12'5") x 3.35m (11'0")*

With hard wearing wood finish flooring, coved cornicing, double radiator, fitted wooden work station and shelving over, central ceiling light, double opening pine internal doors with roller blinds leading to:



*CONSERVATORY 3.78m (12'5") x 2.39m (7'10")*

A bright addition to the property and having a dual aspect through UPVC double glazed windows and doors overlooking the gardens, monopitch double glazed roof, electric panel radiator, ceramic tiled flooring, built-in sun blinds to the windows and doors, two uplighters.



*PANELLED INTERNAL DOOR FROM SITTING ROOM TO:*

*INNER HALLWAY*

Having a louvre door airing cupboard with slatted shelving and wall mounted Worcester gas central heating boiler (combi), access to loft space.

*BEDROOM ONE 3.35m (11'0") x 2.74m (9'0")*

Having a broad UPVC double glazed window enjoying a pleasant outlook over the rear garden, roller blind, double radiator, fitted carpet, fitted display shelving, six-panelled internal door.



*BEDROOM TWO 2.74m (9'0") x 2.57m (8'5") measured to wardrobe front.*

A lovely double bedroom with double glazed window and vertical blinds enjoying a pleasant outlook overlooking the front garden, wall-to-wall fitted wardrobe cupboards with full length sliding doors housing hanging space and shelving, radiator, fitted carpet, coved cornicing, six-panelled internal door.



*SHOWER ROOM 1.98m (6'6") x 1.68m (5'6")*

Luxuriously appointed with a white suite comprising; large walk-in fully tiled shower area, chrome mixer shower with conventional and drench head, stainless steel grab rail and glass screening, china hand wash basin with chrome mixer tap set on a fill width vanity unit with incorporated low flush wc alongside, frosted double glazed window, chrome ladder style heated towel rail, wood finish flooring, extractor fan, panelled internal door.





## OUTSIDE

### ATTACHED GARAGE 5.18m (17'0") x 2.62m (8'7")

Approached over a cobbled brick driveway with parking for one family sized vehicle. A remote controlled electric up and over door with light and power, fitted shelving.

### GARDENS

To the front of the bungalow, the gardens are laid for ease of maintenance having extensive gravelled areas interspersed with a wide variety of plants and shrubs including a Bay Tree, Holly Tree, Hydrangeas and Camellias. A pathway leads around to a side passage, through a gate and into the rear garden.

### REAR GARDEN

Again, landscaped for ease of maintenance with extensive paved patio, extremely well stocked flowerbeds with plants and shrubs and outside cold water supply.

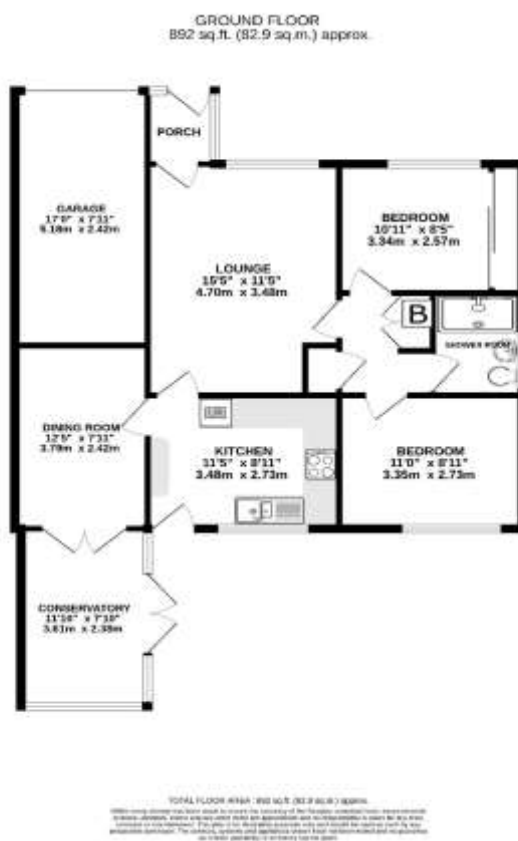


**COUNCIL TAX** Band C.

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

### 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.

