Laskowski &Co



Twyford, 11 Park Crescent, Falmouth, TR11 2DL

£495,000

Rarely available and highly sought after! A veranda and bay fronted, detached 1930's bungalow offering well-proportioned, largely single-level and authentic 3 bedroom, 2 bath/shower room accommodation all within easy, convenient walking distance of the town centre. To be sold with driveway parking, established front and rear gardens and plentiful scope for alteration, extension (subject to consents), or further enhancement, where desired. Viewing highly recommended!

Key Features

- Detached 1930's bungalow
- 3 bedroom, 2 bath / shower rooms
- Views over Kimberley Park
- Driveway parking
- Attractive veranda and bay-fronted façade
- Private, sunny and mature rear garden
- Wood burning stove
- EPC rating D











THE ACCOMMODATION COMPRISES

From the tarmacadam driveway, a garden path leads to a small number of steps with courtesy handrail and classic veranda frontage, providing useful covering to the entranceway. Exterior courtesy light. A traditional 1930's panelled door with small obscured panes and matching header and side panels opens into the:-

ENTRANCE HALLWAY

Broad, light and authentic, with stripped timber floors, dado and picture railing, together with four panel doors to the living room, bathroom, dining room, study, bedroom two leading to bedroom three and finally, bedroom one. Further four panel door to cloak cupboard with slatted shelving and housing the electrical consumer unit. Radiator. Two ceiling lights. Positive airflow system. Wall-mounted Danfoss heating thermostat.

LIVING ROOM

Walk-in square bay window with double glazing providing plentiful natural light and superb views across the established front garden and Falmouth's attractive tree-lined Kimberley Park. Fireplace with recessed wood burning stove set on a flush slate tiled hearth. Stripped timber floors, picture rail, ceiling light. Radiator. TV aerial point, telephone point and internet master hub socket.

DINING ROOM

Continuation of stripped timber floorboards from hallway, offering the possibility of being utilised as a bedroom (if required), a light filled room with tall double glazed window to the side elevation. Picture rail, ceiling light, radiator. Four panel door to far side opening into the:-

KITCHEN

A light dual aspect room with below counter panel-effect cream units set to three sides, with a polished stone worksurface, together with tiled splashback and further cupboards over. Inset stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine, further space for tall free-standing fridge/freezer. Rangemaster-style cooker with five ring gas hob, tiled splashback and broad extractor hood. Exposed Worcester boiler providing domestic hot water and heating. Inset downlights, oak flooring, casement windows to side and rear elevations, together with glazed French doors opening onto the delightful, sunny rear garden. Opening leading into the:-

STUDY

Located at mid-point between the hallway and kitchen, a square room with stripped timber floors, radiator and picture rail, together with ceiling light.

BEDROOM ONE

A nicely proportioned dual aspect bedroom. Tall casement windows with obscured header panes offering views towards the popular Kimberley Park and providing much natural light. Stripped timber floors, radiator, picture rail and ceiling light.

BEDROOM TWO

Another nicely sized bedroom with light borrowed via a square headed opening leading to bedroom three, together with recessed double glazed window to the side elevation. Picture rail, ceiling light, radiator. Opening leading into:-

BEDROOM THREE/DRESSING AREA

A well sized single room, offering the possibility of providing dressing space for bedroom two with casement window to the rear elevation. Ceiling light, radiator, TV aerial point. Part-obscure glazed folding door opening into:-

EN-SUITE SHOWER ROOM

Dual flush WC, wall-mounted sink with tiled splashback, shower cubicle with Mira Sport electric shower, side grips for convenience and tiling throughout. Inset downlights, extractor fan, heated towel rail.

MAIN BATHROOM

With heritage-style sanitaryware including low flush WC, pedestal wash hand basin and shower/bath with glazed and curved shower screen, separate taps and mains powered shower over. Continuation of stripped timber floorboards. Obscure glazed window to side elevation. Loft hatch, inset downlights, extractor fan, heated towel rail.

THE EXTERIOR

REAR GARDEN

Set over two levels, incorporating a paved pathway spread across the width of the property featuring three steps at centre point, rising to a delightful lawned garden with mature flowerbeds circulating the boundary walls, planted with specimen trees including acers, camelias, etc. Facing a favourable southerly direction and fully enclosed being much suited to those purchasers with pets and children alike. A paved section to one side provides space for a garden structure such as a shed or storage unit, if required. To the western side of the property, the paved pathway continues and meets a timber garden gate, opening onto the:-

FRONT GARDEN AND DRIVEWAY

Once again, filled with beautifully flowering plants, areas of lawn, and surrounded by mature hedging affording a degree privacy from the roadside. Driveway parking exists for one vehicle, providing the possibility for more with landscaping. Granite gateposts and pathway at centre point, together with circulating tarmacadam pathway spanning the front and side of the property. Steps rise to a verandaed entrance with timber balustrading and covering, offering a sheltered sitting out space with raised views to be enjoyed over Falmouth's Kimberley Park.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

AGENT'S NOTE

A recent Concrete Screening Test has been undertaken in June 2026 with a result yielding an A1 grading and, therefore, this property has been deemed suitable for mortgage purposes.

TENURE

Freehold.

VIEWING

Strictly by appointment only with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



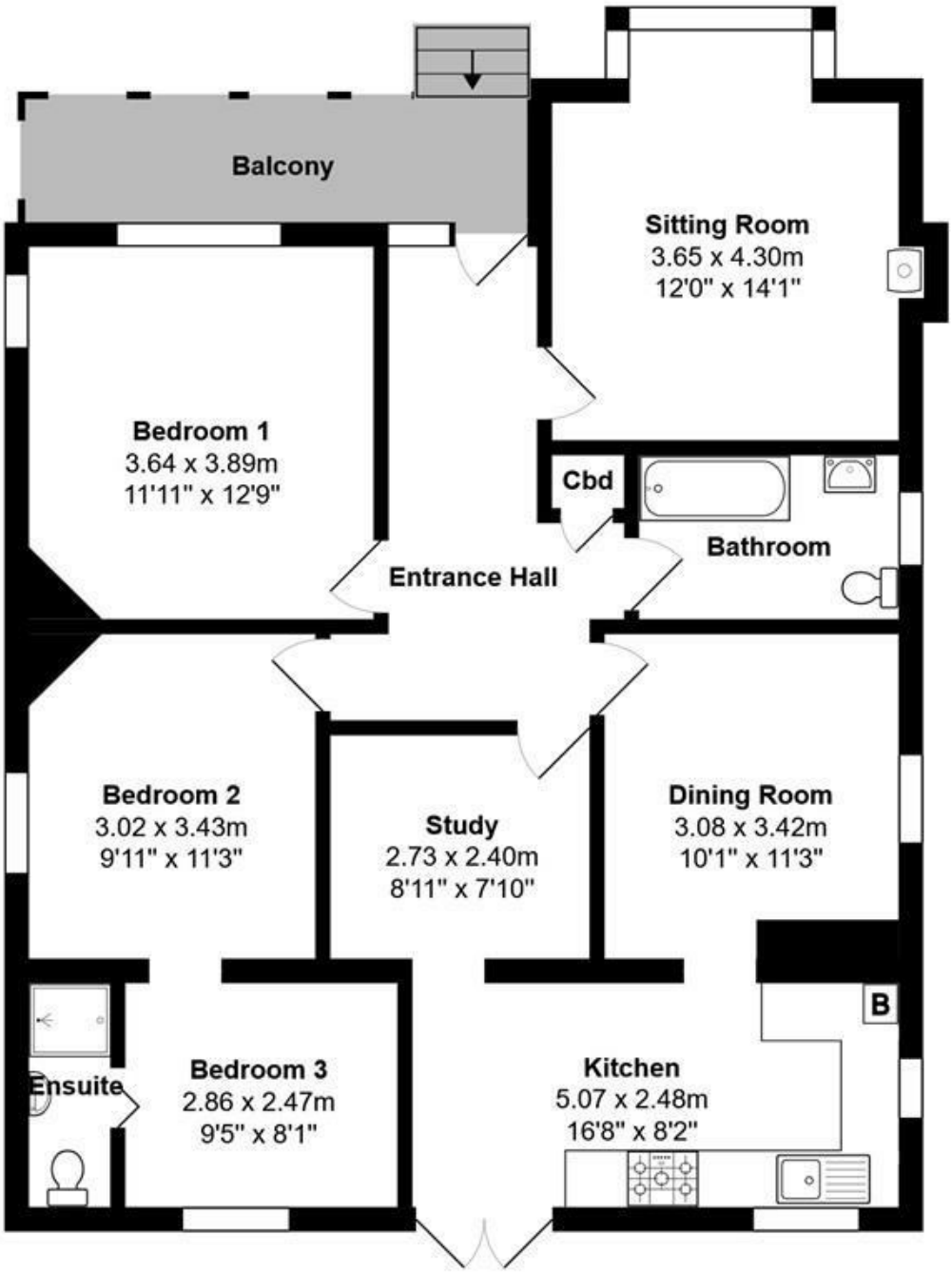








Floor Plan



Park Crescent, Falmouth, TR11 2DL

Total Approx Area: 97.6 m² ... 1051 ft² (excluding balcony)

All measurements are approximate and for display purposes only

