



143 Longfield, Falmouth, TR11 4SL

Guide Price £260,000 Freehold

This well presented two bedroom semi detached bungalow set in a small cul-de-sac in the heart of this popular Longfield development of the edge of Falmouth, close to local amenities at Boslowick, St Marys and St Francis junior schools, Penmere Branch Line railway station and miles of countryside walks.

- Semi detached bungalow
- Well presented and proportioned accommodation
- UPVC double glazed windows and doors
- Two bedrooms, remodelled shower room/wc
- A large timber outbuilding/office
- Energy Efficiency Rating BAND E
- Set in a small cul-de-sac at Longfield
- Ideal first time buy or retirement home
- Open plan living room and fitted kitchen
- Pleasant lawned gardens with patio and shed
- Slopping driveway, parking for one vehicle

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

This well presented two bedroom semi detached bungalow set in a small cul-de-sac in the heart of this popular Longfield development of the edge of Falmouth, close to local amenities at Boslowick, St Marys and St Francis junior schools, Penmere Branch Line railway station and miles of countryside walks.

Our clients have been here for the past few years and are now looking for a larger home and during their stay they have revitalised the property by merging the kitchen and living room areas and full redecoration turning this into a stylish home.

The accommodation in brief includes an open plan fitted kitchen and living room, inner hallway. two bedrooms, (one with doors to the garden) and a remodeled shower room/wc. The property has double glazed windows and doors. Outside offers an open plan front garden with gently slopping lawn, small seating area, access along the sloping driveway (space for one car) leads to a delightful rear garden with an extensive paved patio area, lawns, a timber garden shed and a large timber out building currently used as an office and gym.

THE ACCOMMODATION COMPRISES

UPVC double glazed front door with privacy panel leads to:

ENTRANCE VESTABULE

With built in cupboards and space for tallboy fridge freezer, stained wood flooring which continues into the living area.

OPEN PLAN KITCHEN LIVING ROOM

This room enjoys a bright dual aspect through broad UPVC double glazed windows, one overlooking the front garden, and the other overlooking the side aspect from the kitchen.

LIVING AREA - 4.88m x 3.05m (16'0" x 10'0")

With wrap around custom wood panel walls, tv aerial point, breakfast bar, cove cornicing, doorway to inner hallway, open plan to:

FITTED KITCHEN - 2.49m x 1.73m (8'2" x 5'8")

Well equipped with a range of matching wall and base units in white, wrap around wood effect work surfaces and matching tiling over, incorporated breakfast bar, electric cooker space with splash back and matching cooker hood over, built in Bosch microwave over, composite single drain sink unit with black mixer tap, plumbing for washing machine, vinyl flooring. White panelled internal door from living room to hallway, fitted carpet and access to insulated loft space.

BEDROOM ONE - 4.06m x 2.54m (13'4" x 8'4")

A good sized main bedroom which has fitted carpet, double glazed door with matching side panel leading to the patio and garden, white panel internal door, and fitted carpet.

BEDROOM TWO - 3.17m x 2.18m (10'5" x 7'2")

Measured to walls including an airing cupboard which has a lagged copper cylinder, double glazed window enjoying a pleasant outlook to the rear garden, fitted carpet, cove cornicing with white panelled internal door.

SHOWER ROOM/WC - 1.96m x 1.27m (6'5" x 4'2")

Well appointed with white suite comprising a large walk in shower cubicle with bathroom panelling, Triton thermostatic controlled electric shower with sliding glass screen, pedestal hand wash basin with chrome mixer tap, low flush wc, mirror bathroom cabinet frosted double glazed window, vinyl flooring and white panel internal door.

OUTSIDE

To the front of the property there are open plan gardens with gently slopping lawns, a sunken paved patio seating area to the front of the bungalow which is great for enjoying the afternoon sun through to the evening.

DRIVEWAY

A sloping driveway with steps leading down to the pathway alongside the bungalow, mature shrubs to the left hand side, an outside cold water supply, a wrought iron gate leading into:

REAR GARDEN

This delightful rear garden is sheltered and offers an extensive paved patio area across the back of the property providing a delightful space to relax and entertain your family and friends, lawns, timber garden shed.

TIMBER OUTBUILDING - 4.75m x 2.74m (15'7" x 9'0")

With lighting and power and sealed with a double glazed window. This building is used as a home office and gym.



COUNCIL TAX
BAND A

SERVICES

Mains drainage, water and electricity.

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.

Kimberleys Estate Agents

29/29a Killigrew Street, Falmouth, Cornwall



01326 311400

info@kimberleys.co.uk

<https://www.kimberleys.co.uk/>



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

 **Kimberley's**

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

01326 311400
www.kimberleys.co.uk

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Kimberley's cannot be guaranteed and must be checked by visitors 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 not at all 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 whatsoever in relation to this property.

