



## Falmouth

A detached elevated bungalow  
Delightful location at Venton Road  
Being sold with 'no onward chain'  
In need of cosmetic refreshment and updating  
UPVC and aluminium framed double glazing  
Gas central heating by radiators  
Living/dining room, simple kitchen  
Two bedrooms, shower room/wc  
Detached garage, driveway parking  
Mature easily managed gardens

Guide £315,000 Freehold

ENERGY EFFICIENCY RATING  
BAND D

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

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

REF: SK7335



An ideal opportunity to own this two bedroom detached bungalow which is set in an enviable and elevated location at the end of Venton Road enjoying the most delightful views across the daffodil green to light woodland at Tregonnigie.

The bungalow comes to the market for the first time in over 48 years and as such is being sold with 'no onward chain' allowing a motivated purchaser the chance to conduct a swift sale and move in during the spring and summer.

The property itself is clean but somewhat old fashioned and needs some cosmetic refreshment to make it sparkle, bringing up to modern day standards - in essence a proper blank canvass.

The basics are here with gas fired central heating by radiators (boiler just serviced, February 2026), a combination of UPVC and aluminium framed double glazing plus a shower room which was re-modelled at some stage.

The well proportioned accommodation includes an L-shaped entrance hall, living/dining room, simple fitted kitchen overlooking the rear garden, two bedrooms and a shower room/wc combined. Outside, the property is approached over concrete steps with handrails which lead to the front door. Mature well stocked gardens sit to the front and rear of the bungalow and a detached garage with driveway parking.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this property.

Why not call for an appointment to view today?

#### *THE ACCOMMODATION COMPRISES:*

Steps with handrails either side lead from a pathway up to the front door (located on the side) and this continues to the rear garden.

#### *UPVC DOUBLE GLAZED FRONT DOOR TO:*

#### *RECEPTION HALL*

With mat well, radiator, fitted carpet, cloaks cupboard, second cupboard housing and Ideal gas central heating boiler (just serviced, February 2026), access to loft space, access to all rooms.

#### *LIVING/DINING ROOM 5.03m (16'6") x 3.53m (11'7")*

Having broad UPVC double glazed windows enjoying super views across the daffodil green to light woodland and Tregonnigie, a focal point fireplace, central ceiling light, TV aerial point, two wall lights, fitted carpet, double radiator.



#### *KITCHEN 2.69m (8'10") x 2.54m (8'4")*

Again, with broad UPVC double glazed window, this time overlooking the rear gardens. A simple range of wall and base units with wrap around work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome easy-on hot and cold taps, plumbing for washing machine, gas cooker point, vinyl flooring, spotlights, double radiator, aluminium framed double glazed door with frosted privacy panel to outside.



#### *BEDROOM ONE 3.96m (13'0") x 3.51m (11'6")*

Broad UPVC double glazed window with a pleasant outlook over the rear garden, radiator, wooden flooring, central ceiling light.



**BEDROOM TWO 2.74m (9'0") x 2.57m (8'5")**

Broad UPVC double glazed window with lovely views across the daffodil green to light woodland and Tregonnigie, radiator, central ceiling light.



**SHOWER ROOM 1.93m (6'4") x 2.59m (8'6")**

Re-fitted at some stage with a white suite comprising; fully tiled shower cubicle, Mira mixer shower and glass screening, pedestal hand wash basin with chrome easy-on hot and cold taps, low flush wc, towel rail, radiator, mirrored bathroom cabinet, frosted UPVC double glazed window, ceramic tiled flooring.



**OUTSIDE**

**DETACHED GARAGE 5.71m (18'9") x 2.67m (8'9")**

With metal up and over door and approached via a concrete driveway with parking for one/two vehicles if parked sensibly.



**GARDENS**

To the front of the bungalow there are delightful, raised, well stocked gardens, laid for ease of maintenance with gravelled and paved areas, flowerbeds with plants and shrubs including Azaleas, Roses and Hydrangeas. At the rear of the property there are secluded and sheltered gardens with terraced gravelled areas, paved and gravelled seating areas, well stocked flower borders with plants and shrubs including Rhododendrons and Bottle Brush trees.



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.



*SERVICES*

Mains drainage, water, electricity and gas.

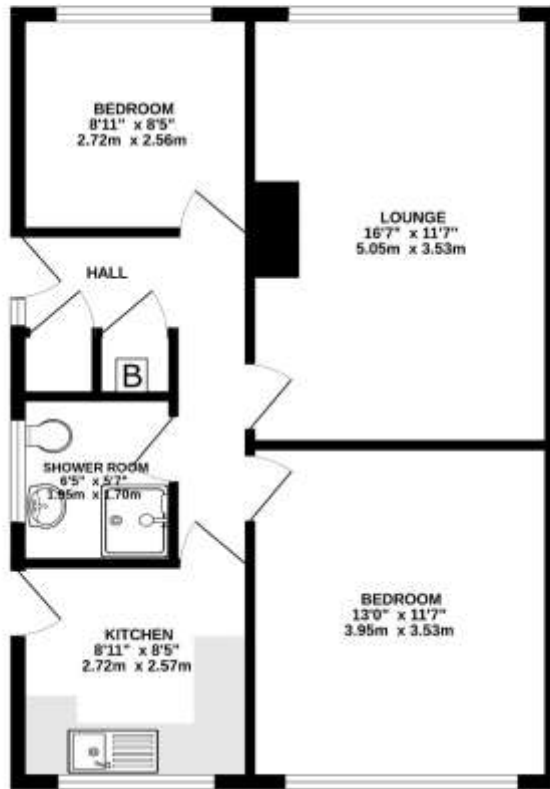
*COUNCIL TAX* Band C.

*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.



GROUND FLOOR  
601 sq. ft. (55.8 sq. m.) approx.



TOTAL FLOOR AREA: 601 sq. ft. (55.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of floor, window, ceiling and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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