Kimberley's

The adventure starts Here...



11 Carlidnack Close, Mawnan Smith, Falmouth, TR11 5HF

Guide Price £385,000 Freehold

We are pleased to offer as our client's sole agents, this three bedroom gable fronted detached bungalow which is set in a popular cul-de-sac within a short walk of the village centre and within striking distance of the beautiful Helford River and surrounding countryside. The bungalow comes to the market for the first time in fifteen years and being sold with the benefit of 'no onward chain' thus allowing a motivated purchaser to conduct a speedy sell and buy this quality bungalow.

- A gable fronted detached bungalow
- UPVC double glazing, oil fired central heating
- Large L-shaped lounge/dining room with balcony
- Plenty of driveway parking alongside
- Useful lower ground floor rooms
- Being sold with 'no onward chain'
- Fitted kitchen in light wood with appliances
- Three bedrooms, shower room/wc
- Manageable well stocked gardens and decking
- Awaiting EPC

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

The property is well presented and with features including UPVC double glazed windows and doors, oil fired central heating by radiators, modern fitted kitchen with appliances, fitted carpets where stated, a full width timber decked balcony overlooking the gardens with country views. The versatile accommodation on the entry level offers a reception hall, cloakroom/wc, a spacious L-shaped lounge/dining room with access to the full width timber balcony, a fitted kitchen, three bedrooms and a shower/wc combined. A staircase from the sitting room leads down to the lower ground floor where you will find two further rooms and a cellar which could, with the relevant building regulation approval be turned into further accommodation as others have done in the road.

Outside the property there is a long brick driveway with tandem parking, small front gardens well screened from the road by the mature trees and shrubs, at the rear well stocked easily maintained gardens with a pergola bedecked with a grape vine and timber deck patios and coloured paved areas.

The village is home to a picturesque 15th-century church overlooking the beautiful Helford River and lies within easy reach of the renowned sub-tropical gardens at Trebah and Glendurgan. Mawnan Smith provides a strong sense of community with a range of amenities, including a highly regarded primary school, the popular Red Lion pub, and a village convenience store. The surrounding countryside is perfect for walking and exploring, while a short drive leads to the renowned sailing waters of The Helford River.

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

THE ACCOMMODATION COMPRISES:
UPVC double glazed front door to:

ENTRANCE HALL
Slate step, access to insulated loft space, PIV vent, radiator, fitted carpet, six panelled internal doors leading to all principle rooms.

LOUNGE/DINING ROOM
LOUNGE AREA plus 6.02m x 4.22m (19'9" x 13'10") (including stairs)
DINING AREA 3.71m x 2.44m (12'2" x 8'0")
A bright dual aspect main reception room with two banks of UPVC double glazed windows overlooking the side aspect, large double glazed patio doors with fixed side panels with fabulous views over the garden towards countryside, fitted carpet, tv aerial point, one double and one single radiator, two ceiling drop lights, a serving hatch to the kitchen, staircase to the lower ground floor.

BALCONY
The balcony is the full width of the property with glass and timber spindle panels providing a delightful area to relax and entertain your family and friends with alfresco dining and drinks, again enjoying super views across the rooftops to the countryside beyond.

KITCHEN/BREAKFAST ROOM - 3.58m x 3.38m (11'9" x 11'1")
Equipped with a full range of matching wall and base units in light wood effect, wrap around work surfaces and ceramic tiling over, one and a half bowl composite sink unit with easy on mixer tap, space for an electric cooker and cooker hood over, plumbing for washing machine and dishwasher, spotlights on tracking, broad UPVC double glazed window overlooking the side aspect, frosted double glazed door to and from the driveway, ceramic tiled flooring, six panelled internal door from hall.

BEDROOM ONE - 3.66m x 3.05m (12'0" x 10'0") to wardrobe front.
With radiator, fitted carpet, and double glazed window overlooking the front aspect.

BEDROOM TWO - 3.76m x 3.05m (12'4" x 10'0")
With broad UPVC double glazed window with vertical blind overlooking the side aspect, single radiator, fitted carpet, and panelled internal door.

BEDROOM THREE - 3.3m x 2.87m (10'10" x 9'5")
With double glazed window overlooking the front garden, double radiator, fitted carpet and six panelled internal door.

BATHROOM - 2.44m x 1.68m (8'0" x 5'6")
With white suite comprising of a large shower cubicle, thermostatically controlled electric shower, grab rail, disabled seating, bathroom panelling and glass shower screen, hand wash basin with chrome hot and cold taps set on a vanity unit, low flush wc, chrome ladder style heated towel rail, radiator, further tiling to the walls, frosted double glazed window and roller blind, ceramic tiled flooring and sliding door.

OPEN TREAD STAIRCASE
Leads to lower ground floor.

GARDEN ROOM - 4.01m x 3.51m (13'2" x 11'6")
This could potentially become an office or further accommodation subject to normal planning permission, broad UPVC patio door with fixed side panel overlooking and leading to the gardens, double radiator, large under stairs storage cupboard with Woodstock central heating boiler and heating controls, louvre door access to generous underfloor cellar storage areas with fitted shelving.

UTILITY/SECOND GARDEN ROOM - 4.98m x 2.46m (16'4" x 8'1")
Interlinked with the first room and having lighting, power, plumbing for a washing machine, door to further cellar storage, frosted double glazed door and window along side leading to the garden.









PARKING
To the front of the property there are lawned gardens with well stocked flower borders in need of cultivation and mature trees which give privacy from the road.

DRIVEWAY
A long brick driveway leads down to the property providing excellent tandem parking facilities for a number of vehicles.

REAR GARDENS
A most delightful and coloured slate areas, well stocked flower borders in need of cultivation, and extensive timber decked area leads to a raised second tiered area of decking which has a pergola and mature grapevine overhead and a greenhouse in the corner which is included in the sale.

COUNCIL TAX
Band D

SERVICES
Mains drainage, water, electricity and oil fired central heating by radiators.

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/

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. 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.