Laskowski &Co

16 Kelley Road, Falmouth, TR11 4JR

£325,000

RENOVATION OPPORTUNITY
A detached 2/3 bedroom bungalow situated along highly desirable Kelley Road, with established front and rear gardens, driveway parking, single garage and excellent scope for future development (subject to necessary consents and permissions gained). To be sold with immediate vacant possession and no onward chain.

Key Features

- Detached dormer bungalow
- 2/3 bedrooms, 1 bathroom
- Established gardens to front and rear
- Superb location, a few minutes of Falmouth town
- Scope for alteration, renovation or extension*
- Deep driveway with single garage and parking
- Requiring modernisation throughout
- EPC rating F

THE ACCOMMODATION COMPRISES

From the tarmacadam driveway, a path leads to a front entrance with raised and tiled step, with obscure glazed entry door leading into:-

ENTRANCE PORCH

Obscure glazing to front elevation and polycarbonate ceiling providing natural light, fixed light borrowing window from living room with quarry tiled sill. Tile-effect flooring, space for coat hooks. Ceiling light. Part-glazed and stripped wooden door leading into:-

HALLWAY

Set in a T-shape, with doors leading to all rooms. Shallow staircase rising to first floor level, with under-stair storage cupboard. Ceiling light, electric wall heater.

LIVING ROOM

A bright double aspect room with pleasant views over the neighbouring area and across the mature front garden. Central fireplace with polished stone-effect backsplash and hearth, together with hardwood surround and mantel. TV aerial point, ceiling light, electric wall heater.

KITCHEN

Featuring an array of hardwood fitted units set both above and below a rolltop worksurface, inset sink with drainer and mixer tap, electric cooker with inset four ring gas hob, retractable glass panel splashback, and concealed extractor. Tiled backsplash at mid-point. Space and plumbing for white goods. Two cupboards, one of which with insulated hot water tank and slatted shelving, the other providing a larder space with shelving. Inset downlights, tiled flooring. Broad double glazed window to rear elevation, part-obscure glazed side access door. Dimplex fan heater.

BATHROOM

Comprising pedestal wash hand basin, heated towel rail and bath with side grips, separate hot/cold taps and electric Mira Jump shower, with side shower screen. Obscure glazed window to rear elevation. Tiling to walls, ceiling light, wall-mounted fan heater.

WC

Low flush WC, tiling to walls up to mid-point, obscure glazed window to the rear elevation. Ceiling light.

BEDROOM TWO

A double bedroom with elaborate ceiling light, electric wall heater and glazed sliding door opening into the:-

CONSERVATORY

With glazing to three sides, elaborate fan light, electric wall heater. Views taken over the rear garden.

BEDROOM ONE

A nicely proportioned principal bedroom with broad glazing to the front elevation providing an outlook over the mature front garden and neighbouring properties of Kelley Road. Electric wall heater, ceiling light.

CONVERTED LOFT SPACE/POSSIBLE BEDROOM THREE

Set within the roof, a nicely sized room with laminate flooring and window to rear elevation providing plentiful natural light and a pleasant elevated outlook over the rear garden below. Recess with eaves storage cupboards and wash hand basin. Wall lights, electric wall heater, TV aerial point.

THE EXTERIOR

DRIVEWAY AND GARAGE

From Kelley Road, a deep tarmacadam driveway provides space enough for two vehicles, leading to an attached single garage with up-and-over door, providing useful dry storage. The driveway leads onto the:-

FRONT GARDEN

Mainly laid to lawn, established with shrubbery and bushes of a mature nature, yet providing privacy and spacing from the road. A front garden pathway leads around the property, together with an ancillary walkway leading onto Kelley Road for further convenience. The garden pathway continues around the property to the:-

REAR GARDEN

Raised, with a small number of steps leading up to a mainly lawned rear garden, once again, with mature shrubbery and bushes providing a degree of privacy and facing a favourable sunny aspect. The garden pathway continues around the rear, with water tap and part-glazed rear door leading to the garage.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Electric wall heaters to each room and gas ignition fire to the living room.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

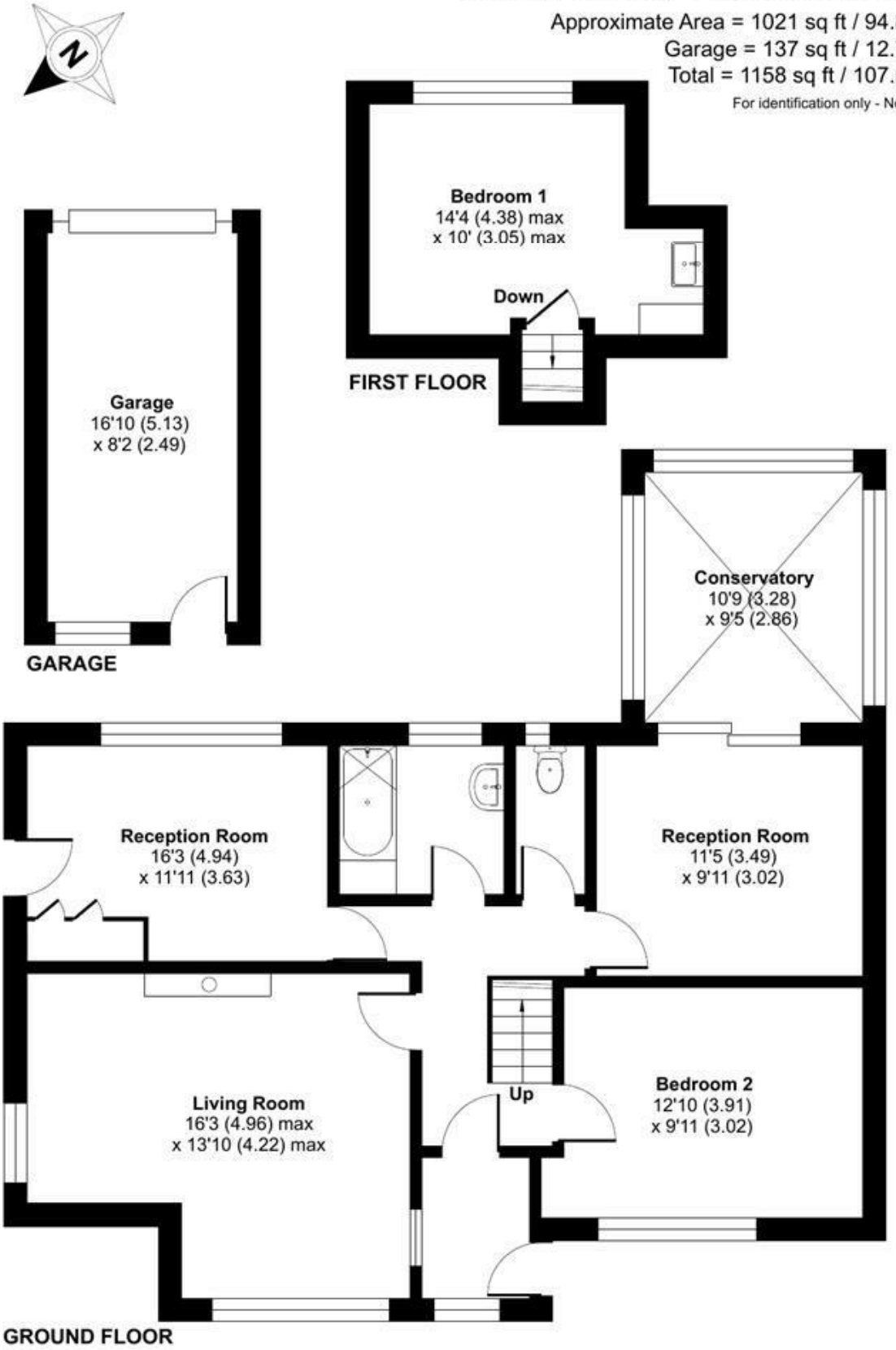
VIEWING

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

Floor Plan

Kelley Road, Falmouth, TR11

Approximate Area = 1021 sq ft / 94.8 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1158 sq ft / 107.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Laskowski & Company. REF: 1451589