



## Falmouth

A semi-detached bungalow  
Exclusive development for the over 65's  
Two bedrooms (principal en-suite)  
Spacious lounge with feature fireplace  
Fully fitted kitchen/diner with integrated appliances  
Wet room and utility room  
UPVC double glazing, under floor heating  
Delightful private terrace and communal gardens  
Off road parking on private driveway  
Being sold with 'no onward chain'

ENERGY EFFICIENCY RATING  
BAND C

Guide £400,000 Leasehold

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REF: SK7406



An ideal opportunity to acquire this beautifully presented, two bedroom semi-detached bungalow that is set within an exclusive development for the over 65's on the outskirts of Falmouth town.

The property is one of only nine bungalows and two apartments which is unique for the area and is nestled amongst well established trees and manicured, landscaped communal gardens that enjoys a lovely outlook from the front, to countryside and beyond.

This low maintenance property with brick elevations complemented by UPVC double glazed windows boasts many features including gas fired central heating, under floor heating and a focal point fireplace in the lounge.

The accommodation in brief comprises; two double bedrooms (principal en-suite), lounge with feature fireplace, beautifully fitted kitchen/diner with integrated appliances, large wet room, utility room and off road parking.

The property is situated on the outskirts of Falmouth's bustling town centre and waterside districts. The ever popular town of Falmouth offers an eclectic range of facilities including shops, cafes, restaurants, the Phoenix multi-screen cinema, the Poly Theatre and the Princess Pavilion that provides a variety of entertainment to suit all tastes. Also close by is the Events Square that is home to the National Maritime Museum. The town itself has a diary of festivals throughout the year including The Oyster Festival, Sea Shanty and the ever popular Falmouth Week that hosts a variety of sailing and shoreside events.

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

Why not call for your personal viewing today?

#### *THE ACCOMMODATION COMPRISES:*

A pathway and off road parking area leads to:

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

#### *ENTRANCE HALL*

With thermostat control, under floor heating, loft access, fitted carpet and contemporary doors leading to all rooms. There is also an enclosed storage cupboard 2.39m (7'10") x 1.07m (3'6") housing shelving and underfloor heating controls.



#### *BEDROOM ONE 3.10m (10'2") x 3.15m (10'4")*

Well presented and neutrally decorated with UPVC double glazed window overlooking the front aspect, central pendant light, fitted carpet and under floor heating, fitted wardrobe.



#### *BEDROOM TWO 4.55m (14'11") x 3.12m (10'3") (principal bedroom).*

A generous bedroom enjoying a good degree of natural light through twin UPVC double glazed windows overlooking the rear aspect, floor-to-ceiling wardrobes, ceiling pendant light, fitted carpet and under floor heating, door to:



#### *EN-SUITE BATHROOM 2.57m (8'5") x 1.85m (6'1")*

A beautifully presented three piece suite comprising; concealed cistern low-level wc, wash hand basin with chrome mixer tap set on a white vanity unit with storage below and tiled splash back, mirrored bathroom cabinet, handled and panelled bath with tiled wall surround with chrome mains fed mixer shower enclosed by a glass shower screen, chrome ladder style heated towel rail, ceramic tiled flooring.



#### *WET ROOM 1.70m (5'7") x 1.78m (5'10")*

A white suite comprising; walk -in shower with mains fed chrome shower with traditional and drench heads enclosed by ceramic tiled wall and glass screens, low-level flush wc, pedestal wash hand basin with chrome mixer tap with tiled splash back, glass shelf and mirrored bathroom cabinet above, Honeywell thermostat control, storage cupboard 1.47m (4'10") x 0.76m (2'6") having a utility area and space for washing machine/tumble dryer.

#### *LOUNGE 4.88m (16'0") x 4.01m (13'2")*

A bright and spacious lounge with UPVC double glazed window overlooking the front aspect, focal point feature fireplace with marble hearth, surround and inset fire, central ceiling light, wall uplighters, thermostat control, TV aerial point, fitted carpet.



#### *KITCHEN/DINER*



#### *KITCHEN AREA 2.77m (9'1") x 2.74m (9'0")*

UPVC double glazed window overlooking the rear garden with Roman blind. A contemporary fitted kitchen comprising a range of matching wall and base units in cream with chrome handles, black work surfaces and contrasting ceramic wall tiled above incorporating a 1 1/2 bowl stainless steel sink unit with chrome mixer tap, inset Neff electric induction hob with stainless steel splash back and extractor canopy above, Neff double oven set in tall housing, integrated refrigerator and freezer, Neff integrated dishwasher, inset ceiling spotlights, ceramic tiled flooring.



#### *DINING AREA 2.79m (9'2") x 1.90m (6'3") maximum measurement of an irregular shape.*

UPVC French doors opening to the patio with glazed panels either side and Vertical blinds, pendant ceiling light, a continuation of the ceramic tiled flooring, under floor heating, thermostat control.



Regular window cleaning (including fascias and guttering)  
Reserve/redecorating fund for communal areas and exterior of all properties.  
Managing agents fee and landlord's reasonable legal and accountancy fees.

An assignment fee of 1% of the sale price is payable to the landlord.

#### *PETS*

Small pets are allowed with the agreement of the landlord.

#### *OUTSIDE*

To the front there is off road parking via a herringbone brick driveway leading to a private paved area surrounded by mature shrubs and trees, an ideal spot to sit out and enjoy the sun.

To the rear there is an enclosed patio area which is an ideal spot to relax and dine alfresco with family and friends.

The areas of lawn to the front and rear and communal.

*COUNCIL TAX* Band C.

#### *SERVICES*

Mains electricity, water, drainage and gas. Telephone and Broadband.

*COMMUNAL CHARGES* To be confirmed.

#### *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.

#### *TENURE - LEASEHOLD*

For the remainder of a 999 year lease from 6th June 2013

Ground Rent is £200 per annum for the 1st 25 years, then increasing by £25 every 25 years after that. Ground Rent is payable annually on the 1st January.

#### *SERVICE CHARGE*

Each property pays an equal share.  
This is payable in advance, based on a budget prepared by Blue Water.  
The annual service charge for 2025 was £1,292.27.

The service charge includes:  
Buildings and estate (public liability) insurance.  
Communal utility charges which includes gardening and grounds maintenance (including communal pathways), driveway maintenance.



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.

