



Falmouth

A generous, detached bungalow

Spacious three bedroom accommodation

Two reception rooms

Useful outbuilding

Gardens and separate areas of patio

UPVC double glazing and gas central heating

Driveway with parking for a number of vehicles

Impressive views over the area, woodland and sea in the distance

Conveniently located for Falmouth town, schooling and amenities

Viewing highly recommended to avoid disappointment

OIRO £395,000 Freehold

ENERGY EFFICIENCY RATING
BAND D

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

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www.kimberleys.co.uk

REF: SK7159

An opportunity to purchase this generously proportioned, detached, double fronted, three bedroom bungalow which is set in a quiet cul-de-sac in this popular development just off Trescobeas Road and on the towns outer fringes, being conveniently close to Falmouth School and walking distance of the town centre.

The bungalow sits on a generous plot and has a driveway providing parking for numerous vehicles and a terraced, lawned garden to the front.

The bustling harbourside town of Falmouth has a myriad of shops, cafes, restaurants and entertainment venues including The Maritime Museum, Phoenix multi-screened cinema, The Poly Theatre and the Princess Pavilion that hosts a number of shows throughout the year. For the keen sailor, Falmouth has access to some of the best sailing waters in the world with Falmouth Yacht Marina at Ponsharden and mooring facilities at hand.

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

Why not call for your personal appointment today?

THE ACCOMMODATION COMPRISES:

Driveway with parking for a number of vehicles, lawned gardens lead to a sliding porch door.

ENTRANCE PORCH 1.52m (5'0") x 0.76m (2'6")

Coat hooks, sliding doors with an outlook to woodland and sea in the distance. Frosted UPVC double glazed door with matching side windows to the main hallway.

MAIN HALLWAY 5.49m (18'0") x 4.04m (13'3")

maximum measurements.

A t-shaped hallway, three useful storage cupboards, one currently used as an airing cupboard housing a Worcester gas combi boiler providing domestic hot water and central heating facilities, radiator, textured coved ceiling with two ceiling lights. Doors off to the living room, dining room, three bedrooms, wc and bathroom, access to loft which has lighting and is partially boarded.



LIVING ROOM 4.27m (14'0") x 3.81m (12'6")

Currently used as a bedroom.

A UPVC double glazed bay window with views to the front including woodland and the sea in the distance, feature fireplace with local stone surround and hearth (currently blocked off), radiator, textured ceiling with centre light.



DINING ROOM 3.20m (10'6") x 3.81m (12'6")

UPVC double glazed window to the rear, radiator, textured coved ceiling with ceiling light, archway leads through to the kitchen.



KITCHEN 3.51m (11'6") x 2.59m (8'6")

A traditionally fitted kitchen with a range of base and wall units comprising of cupboards and drawers with timber doors and metal door furniture, wrap around worktop surface incorporates a stainless steel sink with drainer and mixer tap, four-ring electric hob with extractor canopy over, built-in electric oven, recess and plumbing for dishwasher, washing machine and built-in fridge. UPVC double glazed windows to the side, textured coved ceiling with lighting, side window and frosted UPVC double glazed door opening onto:



SUN ROOM/STORAGE AREA 2.67m (8'9") x 2.51m (8'3")

Double glazed sliding patio style doors opening onto the rear patios/garden, UPVC double glazed window, UPVC double glazed door opening onto the other rear patio area, panelled ceiling with centre light and finished with a tiled floor.



WC

A tiled room having a low-level wc, UPVC frosted double glazed window, textured coved ceiling with centre light.

BATHROOM

A fully tiled bathroom having a panelled bath with modern electric shower over, pedestal wash hand basin, radiator, frosted UPVC double glazed window, texture coved ceiling with ceiling light.



BEDROOM ONE 4.72m (15'6") x 3.35m (11'0")

A very generous dual aspect room with two UPVC double glazed windows with an outlook to the side and rear, radiator, textured ceiling with ceiling light.



BEDROOM TWO 3.81m (12'6") x 3.51m (11'6")

Currently used as a lounge.

Having a UPVC double glazed bay window with impressive views overlooking the area, Tregoniggie Woods below and sea in the distance.



BEDROOM THREE 3.35m (11'0") x 2.29m (7'6")

UPVC double glazed window with outlook to the side, radiator, textured ceiling with light.



OUTBUILDING/WORKSHOP

Steps lead to a UPVC double glazed door which opens onto this useful storage area/workshop.

PART ONE 3.43m (11'3") x 2.13m (7'0")

A useful storage area with strip light and fuse box.

PART TWO 2.13m (7'0") x 2.13m (7'0")

With strip light and storage area.

As previously mentioned, to the front of the property there is a driveway providing parking for numerous vehicles and to the right hand side, there are terraced gardens which are mainly laid to lawn with plant and shrub borders. The paved pathway leads from the road and runs across the front of the bungalow. There are gates on either side of the bungalow, one leads to an extensively paved garden area with a Mediterranean feel. There is a range of various patio areas with steps leading to further raised areas ideal for tables and chairs. This area has raised flowerbeds with mature plant and shrub borders and two apple trees which offers a good degree of privacy. There are also external power points and a tap for a garden hose etc. On the other side of the bungalow is a further patio which currently houses a GARDEN SHED 1.83m (6'0") x 1.22m (4'0") and a bin area.

SERVICES Mains gas, electricity, water and drainage.

COUNCIL TAX Band D.

AGENTS NOTE

We wish to inform prospective purchasers that this property was built in 1964 and is of steel framed construction.

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
13.81 sq m (148.7 sq ft) approx.



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.

