Kimberley's

The adventure starts Here...



7 Bickland Hill, Falmouth, TR11 4JH

Guide Price £475,000 Freehold

A very rare opportunity to own this three bedroom, detached bungalow which was built in 1957 and is set in an enviable and elevated location amidst delightful large gardens on the outer fringes of Falmouth, with good access to the local road network, schooling, the beach and sea front, Falmouth Golf Club and our vibrant town centre.

- An individual 1950's detached bungalow
- In need of some cosmetic refreshment
- Great potential to extend the property
- Double glazed windows (where stated)
- Three double bedrooms, bathroom and wc
- Energy Efficiency Rating BAND F
- Set in delightful large elevated gardens
- Clear mundic block test A1 November 2019
- Independent electric heating, fireplace
- Two reception rooms, fitted kitchen
- Attached double length garage and parking

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

This delightful double fronted bungalow comes to the market for the first time in many decades and during that time is has been a comfortable home for our client who is relocating to a smaller home.

The property is in need of some cosmetic refreshment and updating and offers so much potential for any new owners to create their own home with so much space where there is the opportunity to extend at the rear subject to the normal planning permission and building regulation approval.

It is worth mentioning that this plot is one of the largest in the road and that makes it perfect for a growing family with children who love the outdoor life.

The accommodation was extended some years ago and offers in sequence, an entrance porch, reception hall, sitting room, separate dining room, fitted kitchen/breakfast room and utility porch, three double bedrooms and a bathroom and separate wc. Outside the property, a gated driveway leads to a double length garage/workshop, a beautifully landscaped front garden and at the rear, large lawned gardens and kitchen garden area.

A clear Mundic Block Test A1 carried out in 2019 will give you peace of mind and makes the property eminently suitable for mortgage lending purposes.

AN EARLY VIEWING IS HIGHLY RECOMMENDED TO SECURE THIS DELIGHTFUL PROPERTY.

WHY NOT CALL FOR AN APPOINTMENT TO VIEW TODAY?

THE ACCOMMODATION COMPRISES:
Three steps from the front pathway lead to a mahogany finished UPVC double glazed opening front doors with leaded light inserts and privacy panels to:

ENTRANCE PORCH - 1.47m x 1.12m (4'10" x 3'8")
With quarry tiled flooring, painted and glazed door with matching side panels to:

RECEPTION HALL
L-shaped with fitted carpet, night storage heater and access to loft space.

SITTING ROOM - 3.66m x 3.66m (12'0" x 12'0") plus a bay 2.13m x 0.81m (7'0" x 2'8")
A delightful main reception room which enjoys plenty of natural light and morning sunshine through the rectangular bay which has UPVC double glazed windows enjoying fabulous views over the delightful landscaped front gardens, focal point marble fireplace with open grate, matching hearth and mantle over, night storage heater, TV aerial point, fitted carpet, dimmer switch lighting, six-panelled internal door.

DINING ROOM - 3.66m x 3.66m (12'0" x 12'0")
Having a focal point oak fireplace, double glazed window overlooking the side aspect, fitted carpet, six-panelled internal door.

KITCHEN/BREAKFAST ROOM - 4.52m x 1.4m (14'10" x 4'7") plus 2.59m x 2.01m (8'6" x 6'7")
A t-shaped room equipped with a range of matching wall and base units, wrap around work surfaces and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, electric hob and double oven under, inset ceiling spotlights, double glazed windows enjoying a pleasant outlook over the gardens, door to the rear porch, full length storage cupboards, airing cupboard with lagged copper cylinder and immersion, carpet tiles, six-panelled internal door.

REAR PORCH - 3.53m x 1.73m (11'7" x 5'8")
With UPVC double glazed windows to three sides, tripolycarbonate roofing, mat well, vinyl flooring, large bin store, door to outside.

PRINCIPAL BEDROOM
DRESSING ROOM - 3.66m x 2.44m (12'0" x 8'0")
With fitted carpet, six-panelled internal door from the hallway, open plan to:

BEDROOM AREA - 3.35m x 3.35m (11'0" x 11'0")
Enjoying a bright dual aspect with UPVC double glazed windows overlooking the delightful gardens at the rear, portable convector heater, coved cornicing, over bed lighting.

BEDROOM TWO - 3.66m x 3.66m (12'0" x 12'0") 2.18m x 0.84m (7'2" x 2'9")
A lovely bright double bedroom which enjoys plenty of natural light and morning sunshine that streams in through the dual aspect rectangular bay with double glazed windows, fitted carpet, six-panelled internal door, wall lights.

BEDROOM THREE - 3.66m x 2.54m (12'0" x 8'4")
Again, with double glazed windows overlooking the gardens and enjoying morning sunshine, six-panelled internal door.

BATHROOM - 2.31m x 1.7m (7'7" x 5'7")
With a white suite comprising; panelled bath with chrome hot and cold taps and part tiled surround, wall mounted hand wash basin with hot and cold taps, frosted single glazed window, fitted carpet, towel rail, electric wall fire, six-panelled internal door.

SEPARATE WC
With low flush wc, fitted carpet, frosted single glazed window, six-panelled internal door.









OUTSIDE

DETACHED GARAGE - 7.47m x 3.28m (24'6" x 10'9") plus 3.3m x 2.16m (10'10" x 7'1")
A generous double length garage with dual aspect windows and a workshop area.

The bungalow is approached through a gated driveway with parking and turning for three vehicles.

GARDENS
The bungalow sits on a large elevated plot amidst fabulous landscaped gardens with the front featuring shaped lawns and pathways, a central fish pool with slate surrounds, fabulous flowerbeds stocked with a wide variety of plants and shrubs including Pieris, Camellias, Azaleas, Bottlebrush, mixed hedging providing privacy and seclusion making this the perfect place to relax with your family and friends in the sunshine. The pathway continues to the left hand side of the property passing a level area of lawn with well stocked flower borders along the boundary and this leads to a large rear garden with extensive lawned areas, well stocked flowerbeds with plants and shrubs, two Apple Trees and a large kitchen garden area to the right hand side. This rear garden is ideal for a growing family with children.

COUNCIL TAX
Band D.

SERVICES
Mains drainage, water, electricity and gas.

MUNDIC BLOCK TEST
A copy of the Mundic Block Test is available on request.

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.

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