Kimberley's

The adventure starts Here...

Penryn

An extended, detached bungalow
Very well presented throughout
Elevated corner plot location
L-shaped lounge/diner, fitted kitchen
Three good sized double bedrooms
Utility room, shower room & separate bathroom
UPVC double glazing, gas central heating
Gardens to the front and side
Single garage with light and power
Off road driveway parking facilities

Guide £415,000

ENERGY EFFICIENCY RATING
BAND D

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

01326 311400
www.kimberleys.co.uk

REF: SK7348

This superb three bedroom, detached bungalow is set within a prominent corner plot and has been extended and improved to provide spacious accommodation with an open outlook towards fields.

Situated on the outer fringes of Penryn, the extremely well presented accommodation in brief comprises; entrance porch, L-shaped entrance hall, open plan lounge/diner and kitchen, utility room, shower room, three good sized double bedrooms and a family bathroom/wc combined. Outside, the property has a single garage (attached to the neighbours garage) and driveway parking facilities. There is an enclosed front garden and gently sloping lawned gardens with timber storage shed extending to the side.

The property is set at the beginning of a cul-de-sac and is within easy reach of the historical town of Penryn. A short drive will take you down to the main town centre with its varied selection of shops, cafes, public houses, Post Office and galleries. Other facilities include a doctors surgery, primary, junior and senior schools plus Falmouth University (Tremough Campus). There is a local bus service as well as the train station (Maritime Line) that connects Falmouth Docks to the cathedral city of Truro.

As the vendors sole agents, we highly recommend an early appointment to view.
Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:
A tall timber gate gives access to the front garden that has concrete steps with stainless steel and glass balustrades leading to the front door.

HALF GLAZED UPVC DOUBLE GLAZED DOOR WITH LIGHT PANEL ABOVE TO:

ENTRANCE PORCH
With flush glass ceiling light, heavy duty matting and open to:

ENTRANCE HALLWAY
L-shaped with dado rails, textured ceiling, inset ceiling spotlights, white painted wood panelled doors to principal rooms with light panels above, laminate flooring, two deep recessed storage cupboards.

LOUNGE/DINING ROOM 9.30m (30'6") x 3.43m (11'3") maximum measurements.

LOUNGE AREA 4.88m (16'0") x 3.43m (11'3")
Large UPVC double glazed picture window overlooking the front with views across to fields opposite, closed fireplace which could be opened up to provide an open fireplace or for the installation of an appliance, textured ceiling, pendant light, part wood panelling to one wall, TV and satellite point, radiator, LVT wood effect flooring, open plan to:

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.

naea propertymark PROTECTED

Kimberley's

The Property Ombudsman

DINING AREA 4.42m (14'6") x 2.51m (8'3")

UPVC double glazed French doors opening to the front garden with half height UPVC double glazed windows with ceramic sills either side, vaulted ceiling, three Globe pendant lights, two wall lights, built-in upholstered corner seating, corner shelf, LVT wood effect flooring, open to:

KITCHEN 2.51m (8'3") x 3.35m (11'0") measured to walls.

Fitted with a comprehensive range of dark grey wall, base and drawer units with white compact laminate worktops over and white metro ceramic tiled splashbacks, inset double bowl stainless steel sink with black mixer tap over, inset Electrolux four ring stainless steel gas hob with extractor fan above, integrated dishwasher and corner carousel unit. A range of matching full height cupboards incorporating a Neff stainless steel electric oven, Zanussi integrated refrigerator/freezer and two tall pull out narrow larder units. Vaulted ceiling with wooden beam, Velux window, fire alarm, inset ceiling spotlights, mezzanine storage area above utility, modern grey panel radiator, LVT wood effect flooring, panelled door to utility room.

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.

naea propertymark PROTECTED

Kimberley's

The Property Ombudsman

UTILITY ROOM 1.52m (5'0") x 1.47m (4'10")
Fitted with light oak fronted wall units and tall storage cupboard, white work surfaces, space and plumbing for washing machine and tumble dryer, space for under counter refrigerator or freezer, half glazed UPVC double glazed stable style door to the rear, bi-fold panel door to:

SHOWER ROOM 1.52m (5'0") x 1.47m (4'10")
A contemporary modern shower room with curved corner shower cubicle having black mains fed shower with traditional and drench heads enclosed by a black framed shower screen, china wash hand basin set atop a high gloss white vanity unit with vanity mirror, lighting with shaver socket above, concealed cistern low-level flush wc, white metro tiling to all walls including shower cubicle, small glass corner shelf, black ladder style heated towel rail, inset ceiling spotlights, vinyl flooring.

BEDROOM ONE 3.20m (10'6") x 3.35m (11'0")
A light and airy room with UPVC double glazed window overlooking the front garden towards fields beyond, built-in storage cupboards, TV aerial point, textured ceiling, flush glass globe ceiling light, radiator, laminate flooring.

BEDROOM TWO 3.28m (10'9") x 4.11m (13'6")
Again, a light and airy room with UPVC double glazed window overlooking the side of the property with roller blind, built-in storage cupboard with sliding doors, textured ceiling, pendant light, dado rails, laminate flooring.

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.

naea propertymark PROTECTED

Kimberley's

The Property Ombudsman

BEDROOM THREE 3.05m (10'0") x 3.20m (10'6") into recess.
UPVC double glazed window overlooking the rear with roller blind, textured ceiling, glass ceiling light, radiator, laminate flooring.

BATHROOM
With frosted UPVC double glazed window to the rear. Fitted with a white suite comprising, panelled bath with chrome mixer taps, mains fed stainless steel conventional and drench heads, curtain pole for shower curtain, fitted dark wood vanity unit with a white hand wash basin atop having a stainless steel waterfall tap, concealed cistern low flush wc, fully tiled walls, chrome ladder style heated towel rail, textured ceiling, flush glass ceiling light, inset ceiling spotlight.

OUTSIDE

GARAGE AND PARKING 4.50m (14'9") x 2.51m (8'3")
Detached from the house but attached to the neighbours garage is this single block built garage with up and over metal door, light and power. There is a tarmacadam driveway directly in front of the garage door providing off road parking facilities.

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.

naea propertymark PROTECTED

Kimberley's

The Property Ombudsman

GARDENS

Accessed through a tall timber gate to an area of garden enclosed by low timber fencing either side, concrete steps ascend to the front door and are enclosed by chrome and glass balustrades. From this garden there are low timber gates giving access to the front and side gardens.

FRONT GARDEN

Accessed via a timber gate from the front or from the French doors off the dining room, wide wooden steps with planters sporting a variety of Palm trees, areas of concrete paving and stepping stones set into an area of level lawn, two stainless steel wall lights, timber and pebble steps to a further timber gate that gives access to the driveway, garage and footpath that leads to the rear of the property.

SIDE GARDEN

Access from a low timber gate at the front. Gently sloping lawned gardens with rockeries sporting a wide variety of plants, shrubs and tree, curved timber and pebble steps ascend to the timber garden shed, paved patio area and small area of decking, concrete path to the side taking you to a tall wrought iron gate where a continuation of the path runs the full length of the bungalow and giving access to the rear door.

The garden is fully enclosed by a brick wall to the rear boundary with the remainder having timber closed board fencing providing a good degree of privacy and seclusion.

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.

naea propertymark PROTECTED

Kimberley's

The Property Ombudsman

SERVICES Mains drainage, water, electricity and gas.

COUNCIL TAX Band C.

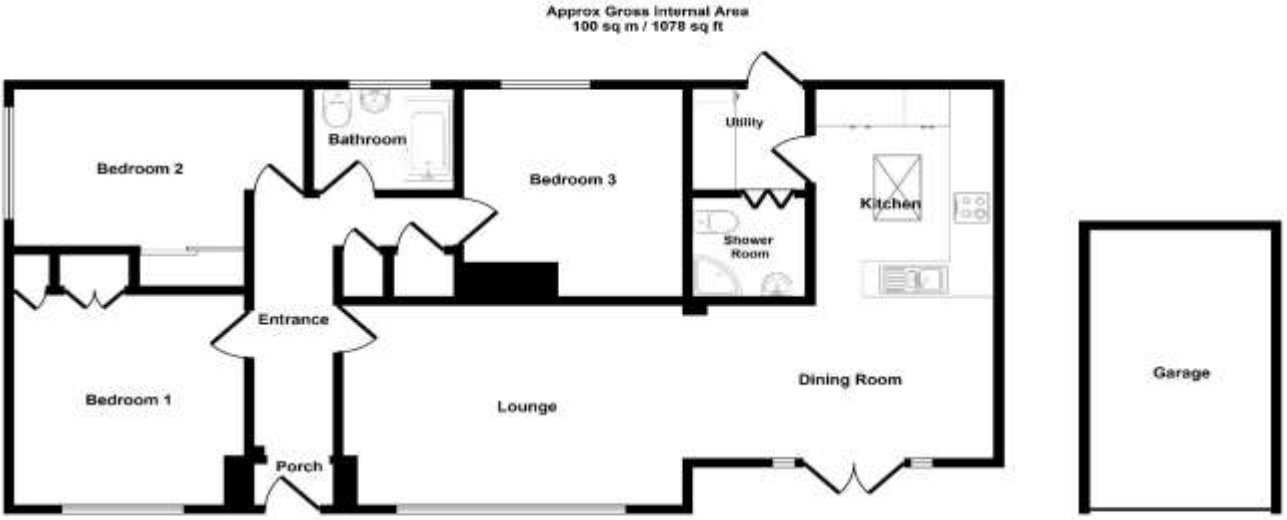
MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

naea propertymark PROTECTED

Kimberley's

The Property Ombudsman



Floorplan
Approx 89 sq m / 956 sq ft

Garage
Approx 11 sq m / 122 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

naea propertymark PROTECTED

Kimberley's

The Property Ombudsman