



Falmouth

A well-presented, two-bedroom house
Set within the popular development of Longfield
UPVC double glazed sunroom to the rear
Private allocated parking space
UPVC double glazing throughout
Gas central heating by radiators
Enclosed rear garden
Walking distance to schools and amenities
Views towards the sea and Falmouth Bay
Being sold with 'no onward chain'

Guide £260,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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REF: SK7330



An opportunity to purchase a two-bedroom residence with parking, garden and views towards the sea. Set in a small private cul-de-sac in the heart of the popular Longfield development which is conveniently situated within walking distance to local schools, amenities, Penmere Branch Line train station.

This property has been let for approximately twenty years and is presented to a high standard which is a credit to the current tenant.

The property has undergone much improvement by the current vendor which includes the added benefit of a useable sunroom to the rear of the property, a well thought out enclosed rear garden and modern features of gas central heating and UPVC double glazing throughout.

Longfield is ideally situated within walking distance of St. Mary's and St Francis infant and junior schools, local amenities at Boslowick including convenience stores, a petrol station and branch line railway station which connects Falmouth to the cathedral city of Truro. A longer stroll will take you to Swanpool Beach and the nearby nature reserve. In the opposite direction, Falmouth's bustling town centre, marina and sea front is easily accessible.

THE ACCOMMODATION IN BRIEF

Comprising of a driveway providing off road parking to the rear of the property and a path leading to an enclosed rear garden. To the front of the property is a lawned garden with path leading to the front door and entrance porch, with a further glazed door to a pleasant light and airy living room, with a staircase leading to the first floor. Continuing through the ground floor is a fitted kitchen with a good range of wall and base units, and sunroom with patio door leading on to the rear garden. On the first floor a landing with doors leading to a family bathroom and two generous double bedrooms, the principle having a superb outlook between properties to woodland, the sea and Falmouth Bay in the distance. Outside to the rear of the property is an enclosed garden with a range of patios and raised bedding planters.

A viewing of this property is strongly recommended to appreciate the accommodation on offer.

Why not call for your appointment to view today?

FRONT DOOR

A composite double glazed front door with letterbox leading to an entrance porch.

ENTRANCE PORCH

Textured ceiling with recessed ceiling light, dado rail, fuse box and finished with a carpet. A glazed door opens to:

LIVING ROOM 5.18m (17'0") x 3.28m (10'9")

A large picture UPVC double glazed window with pleasant rural outlook between properties whilst also allowing a good degree of light. Plastered coved ceiling with ceiling roses and lighting, radiator, dado rail, feature ornamental fireplace currently with a granite effect tile, useful under stair storage area, ornamental pillar with closed tread staircase leading to the first floor, finished with a carpet. Door to:



KITCHEN/DINER 3.30m (10'10") x 3.30m (10'10")

A fitted kitchen with a good range of wall and base units, consisting of cupboards and drawers with metal door furniture, a roll top work surface with tiled splashback, a one and a half bowl sink with drainer and mixer tap. Built in four ring electric hob with stainless steel extractor fan over and matching stainless-steel oven, recess and plumbing for a washing machine, textured coved ceiling with ceiling light, radiator, door to useful under stair storage area, window overlooking the rear finished with a vinyl floor. A glazed door opening to the sunroom/conservatory.



BATHROOM 2.31m (7'7") x 1.90m (6'3")

Comprising of a three-piece suite with panelled bath and shower over with a glass screen, low level wc, wall mounted sink with cupboard below. Tiled walls, plastered ceiling with spotlights, extractor fan, concertina door to useful storage/airing cupboard finished with a tiled floor.



BEDROOM ONE 3.28m (10'9") x 3.23m (10'7")

A pleasant double bedroom with feature UPVC double glazed window with impressive views over woodland to the sea and Falmouth Bay, radiator, plastered cove ceiling with ceiling light finished with a carpet.



SUNROOM/CONSERVATORY 3.23m (10'7") x 2.13m (7'0")

A nicely finished useable room with UPVC double glazed windows sitting on a half wall, patio doors opening on to the rear garden, allowing a good degree of light, radiator, plastered ceiling, power and finished with a laminate style floor.



BEDROOM TWO 3.35m (11'0") x 2.21m (7'3")

UPVC double glazed window overlooking to rear, radiator, plastered cove ceiling with ceiling light, finished with a carpet.



STAIRS AND LANDING

A closed tread staircase with half landing and rail leads to the first floor, plastered ceiling with ceiling light, loft trap with access to the roof space, carpeted floor, doors leading to the bathroom and bedrooms.

ATTIC

We have been advised by the vendor that the gas central heating boiler is found in the loft and provides domestic hot water and central heating.

OUTSIDE

GARDENS

To the front of the property is a lawned garden, to the rear is a pleasant well thought out enclosed walled garden allowing a good degree of privacy with a range of patios, decking and raised beds. To the rear of the garden is a private path which leads to the parking area at the rear which is currently being used for a garden shed.



GARDEN SHED

Off timber construction.



PARKING

As previously mentioned, it has its own off street parking area, which is currently used as an extra garden area with a garden shed.

COUNCIL TAX BAND B

SERVICES Mains drainage, gas and electricity.

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.

