



Rame Cross

A spacious detached bungalow
Set within a 'tucked-away' cul-de-sac
Spacious lounge overlooking the rear garden
Three double bedrooms
En-suite shower room and family bathroom
Fitted kitchen and utility room to the rear
Good sized garage, driveway parking for two vehicles
Large front and rear gardens with greenhouse
Oil-fired central heating, UPVC double glazing
Wholly owned solar panel system



Guide £350,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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REF: SK6787



Kimberley's are delighted to offer for sale as the owner's sole agents, this spacious, three bedroom detached bungalow which is set within a small cul-de-sac in a semi-rural location which is conveniently located between the towns of Falmouth and Helston.

Our motivated owners have enjoyed ownership of the property for the past 25 years and are now moving on to pastures new and are offering the property for sale with the benefit of 'no onward chain.'

Located in the small hamlet of Rame and set within the popular residential location of Rame Croft the property has accommodation in brief comprising; spacious hallway with doors to principal rooms, three double bedrooms (one en-suite) family bathroom/wc combined and multi-paned door to the lounge. From the lounge a door leads to the fitted kitchen which in turn leads to the utility room that has a door giving access to the garage. Outside the property there is a large area of level lawn, concrete parking area for approximately two vehicles and pathway that takes you around to the rear. The rear garden, spans the width of the property and has a concrete pathway running the length of the bungalow and a level lawn bordered by wooden fencing. There is also a greenhouse and an outside cold water tap.

The property has benefits including oil fired central heating, UPVC double glazed windows and doors and a solar panel system that is wholly owned by the owner.

Rame is conveniently situated with good access along the A39 to the towns of Helston, Penryn and Falmouth where you will find a comprehensive range of everyday facilities. There is a convenience store just up the road and the Halfway House public house is close by. For the sports enthusiasts Wendron Football and Cricket Club is located between the village of Carnkie and Rame at Underlane where there is a thriving club house. For educational needs, Halwin County Primary School is approximately 3 miles away and for secondary education Helston Community College, Penryn College and Falmouth School can be accessed via a bus service along the A39. Falmouth University (Tremough Campus) is also located in Penryn.

An internal viewing is highly recommended.

Why not call for your personal appointment to view!

THE ACCOMMODATION COMPRISES:

Wood effect UPVC half glazed door to the hallway.

HALLWAY 3.78m (12'5") x 2.11m (6'11") plus 1.24m (4'1") x 1.27m (4'2")

A spacious hallway with dark wood panelled doors to all three bedrooms and family bathroom. Multi-paned stained wood door to the lounge, coved cornicing, pendant light, radiator, fire alarm, fitted carpet.



BEDROOM ONE 3.94m (12'11") x 3.12m (10'3") plus 1.12m (3'8") x 0.76m (2'6") door recess.

Wood grain effect UPVC double glazed window overlooking the front, a range of dark wood fitted wardrobes with central dressing table, coved cornicing, pendant light, fitted carpet, dark wood four panel door to the hallway, dark wood four panel door to:



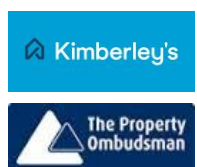
EN-SUITE SHOWER ROOM 2.16m (7'1") x 0.86m (2'10")

Shower cubicle into recess and fitted with a Redring Dash electric shower, Respatex panelling and glass shower screen, wall mounted wash hand basin with hot and cold taps and panel splashback, low-level flush wc, mirrored bathroom cabinet, radiator, ceiling spotlight, towel rail, LVT flooring, extractor fan.

BEDROOM TWO 3.99m (13'1") x 3.00m (9'10")

Wood grain effect UPVC double glazed window overlooking the front, coved cornicing, ceiling pendant light, radiator, dark wood four panel door to hallway.

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.





BEDROOM THREE 4.01m (13'2") x 2.41m (7'11")

Wood grain effect UPVC double glazed window overlooking the front, coved cornicing, four ceiling spotlights on central stainless steel bar, radiator, BT telephone point, dark wood four panel door to hallway.



KITCHEN 3.56m (11'8") x 2.97m (9'9")

UPVC wood grain effect double glazed window overlooking the rear garden. Fitted with a range of oak fronted wall and base units with display shelving and wine rack insert, grey granite effect roll edge work surfaces with ceramic tiled splash backs, cream composite single drainer sink unit with chrome mixer tap, Indesit built-in single oven, Whirlpool electric hob with extractor fan above, space for slimline dishwasher and space for tallboy refrigerator/freezer, ceiling light with fan, fitted carpet, panelled door to utility room.



BATHROOM 3.10m (10'2") x 1.80m (5'11") including storage cupboard.

Obscure wood grain effect UPVC double glazed window to the side. Fitted with a cream coloured suite to comprise; handled and panelled bath with brass telephone style shower attachment and taps, full height tiling around bath and grab hand rail, low flush wc, pedestal wash hand basin with separate brass hot and cold taps and tiling splash back over, towel rail, radiator, fitted carpet, door to storage cupboard with shelving.

LOUNGE 7.06m (23'2") x 4.24m (13'11") excluding chimney breast.

UPVC wood grain effect double glazed window to the side, UPVC wood grain effect sliding patio doors to the rear garden, multi-paned glass door from the hallway, focal point red brick fireplace with black hearth and mantle with electric fire in situ, coved ceiling and faux wood beams, two ceiling pendant lights, two wall mounted picture lights, two radiators, TV aerial point, panelled door to:



UTILITY ROOM 3.00m (9'10") x 2.08m (6'10")

UPVC wood grain effect double glazed window overlooking the rear garden and UPVC half glazed door to rear. Fitted with a range of melamine base and wall units with roll edge work surfaces and inset single drainer stainless steel sink unit with separate hot and cold taps, space for washing machine and tumble dryer, radiator, strip light, fitted carpet, door to garage.



GARAGE 5.74m (18'10") x 3.05m (10'0")

With small wooden window to the side, metal up and over door, strip lights, hatch to boarded loft area, coat hooks, oil central heating boiler, fuse and meter boxes, control panel for solar heating system (wholly owned), work bench.

OUTSIDE

The property is approached via a private lane off the first cul-de-sac of houses at Rame Croft that takes you to the property.

FRONT AND SIDE GARDENS

To the front there is an open area of lawn bordered by low brick walling, oblong shaped flowerbed by the concrete pathway that leads to the front door, outside courtesy lighting, concrete parking spaces for two vehicles and a concrete pathway that leads around the side of the property that takes you to the rear garden. The side garden is slightly raised and laid to lawn and houses the oil tanks for the central heating system. The side is bordered by mature shrubs and timber fencing that is in need of repair.



REAR GARDEN

There is a concrete pathway that extends the length of the property giving access to the property through the patio doors in the lounge and the utility room. The extensive garden is laid to lawn and is bordered by wood fencing and mature shrubs.

At the end of the garden there is a greenhouse and an outside cold water tap. The pathway previously mentioned continues around this side of the property to a timber garden gate giving access to the front.



SERVICES

Electricity, mains water and drainage, oil central heating and solar panel system.

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.



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