



Penryn

A superb detached bungalow
Well presented accommodation throughout
Elevated position with stunning far reaching views
Sitting room with wood burning stove
Two double bedrooms
Home office space or additional bedroom
Off road parking for several cars
Mature tiered cottage style gardens
Cul-de-sac location in popular residential area
Gas central heating & double glazing



Guide £300,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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REF: SK6878



A superb detached bungalow situated in an elevated position at the end of a cul-de-sac offering far reaching rural views across woodland and over to the surrounding countryside.

The bungalow is spacious and well proportioned with high ceilings and has been recently redecorated and well maintained by the current owners. The accommodation is bright and light and in brief comprises; two double bedrooms, a sitting room with wood burning stove, bathroom and a good size kitchen. The detached garage has been converted and currently used as an office but could easily be used as an additional separate bedroom. Outside, the gardens are tiered to the rear and have been re-designed and well planted by the current owners creating wonderful cottage style gardens with several areas in which to sit, relax and enjoy the open and far reaching rural views. To the front the property offers off road parking for several vehicles.

The property is situated within easy reach of Penryn Sports College, Penryn Football, Rugby and Cricket Clubs, the Asda superstore, B&Q and the branch line station at the top of the town that connects Falmouth Docks with the cathedral city of Truro. Falmouth University (Tremough Campus) is within walking distance whilst the adjoining town of Falmouth offers a comprehensive range of amenities and schooling, the sea front and beaches plus so much more!

As the owner's sole agents, we highly recommend an appointment to view.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

Approached via steps from the front, opaque double glazed front door provides access to:

ENTRANCE HALL

L-shaped with doors to all rooms, radiator, telephone point, hatch to loft space, curved and textured ceiling with ceiling light.

SITTING ROOM 4.32m (14'2") x 3.63m (11'11")

Double glazed window to the front with rural views, feature wood burning stove on a slate hearth, radiator, TV aerial point, wooden flooring, coved and texture ceiling, ceiling light.



BEDROOM ONE 3.33m (10'11") x 2.77m (9'1")

Double glazed window to the front aspect, radiator, coved and textured ceiling, ceiling light.



BEDROOM TWO 3.30m (10'10") x 3.02m (9'11")

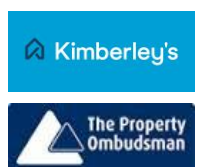
Double glazed window to the rear, radiator, coved and textured ceiling, ceiling light.



BATHROOM

Opaque double glazed window to the rear aspect, a modern fitted suite to comprise panelled enclosed bath with electric shower over, vanity wash hand basin with storage under and low-level flush wc, fully tiled walls, ladder style towel rail radiator, coved ceiling with ceiling mounted extractor fan and lights.

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/OFFICE 4.55m (14'11") x 2.62m (8'7") maximum.

A superbly converted garage with double glazed door leading to a small entrance hall with double glazed window to the side. A further glazed door leads to the main accommodation with double glazed window to the front, light and power.

KITCHEN 3.02m (9'11") x 3.00m (9'10")

Double glazed window to the rear and double glazed door to the rear leading onto the garden. Fitted with a selection of matching base and wall mounted units, roll edge work surfaces to two sides with tiled splash back, inset stainless steel sink and drainer with mixer tap, inset four-ring electric hob with oven under and stainless steel extractor over, space and plumbing for washing machine and dishwasher, space for fridge, built-in cupboard housing boiler.



OUTSIDE

To the front, the property is laid to block paving providing off road parking facilities for several vehicles. Gated access can be found to two sides of the bungalow with a pathway leading around the property for access. There is an area of hardstanding to one side and to the rear and another area of hardstanding for a shed, outside water tap. Immediately adjacent to the rear of the property is a secluded seating area which has been well planted with several roses, jasmine and clematis creating the start of the cottage style gardens. From here, steps lead up to the raised tiered garden which has been re-designed and re-planted by the current owners creating wild cottage style gardens stocked with mature shrubs, flowering plants, several different seating areas that provide sunny secluded spots in which to relax and enjoy the far reaching rural views.

LOFT SPACE

Boarded out for storage with lighting.



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.

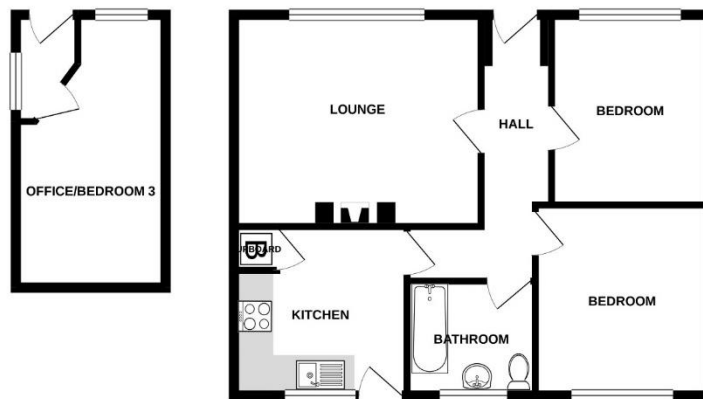
SERVICES All main services are connected.

COUNCIL TAX Band C.

DIRECTIONS

From our office proceed up Killigrew Street turning right into Brook Street then left into Kimberley Park Road. Continue to the traffic lights then turn right into Dracaena Avenue. Continue down Dracaena Avenue until you reach the roundabout by McDonalds. Continue to the next roundabout then take the first left up the hill towards the top of the Penryn by-pass. Turn right and continue down Penryn By-pass to the roundabout by the Asda superstore. Turn right and continue to the next roundabout. Proceed straight ahead into Kernick Road passing the Football and Cricket Clubs on the right. Take the right hand turning into Woodland Avenue (just before the roundabout) and proceed into the development. Continue down the road and as the road bears around to the left, take the next right hand turning. Continue down the road and the property can be found on the left hand side.

GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq ft. (67.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, counts and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should always check the actual measurements and details of the property as they are not guaranteed and no guarantee as to their accuracy or reliability can be given.
Made with floorplan 10/2021

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