



Falmouth

A superb, spacious semi-detached bungalow
Ideally placed on a bold corner plot
Immaculately presented throughout
Gas central heating, UPVC double glazed windows and doors
Dual aspect sitting room, fitted kitchen/diner
Three bedrooms, modern white bathroom
Superb well maintained surrounding gardens
Delightful Mediterranean syle rear garden
Single garage, parking space, timber workshop
Convenient location near schools and transport

Guide £365,000 Freehold

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		82
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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REF: SK6880



We are thrilled to bring to the market for the first time since 2009, this immaculate, three bedroom, semi-detached bungalow which is set on a bold corner plot, surrounded by superb colourful open gardens and conveniently located within easy reach of local schools and amenities, the beaches and sea front, the town centre and public transport down into Falmouth and the surrounding area.

Our clients purchased this fine home through Kimberley's and over the years they have transformed the bungalow into an immaculate and stylish property that anyone would be proud to own.

Number 122 has pleasing double fronted elevations complemented by UPVC double glazed windows, doors and rainwater goods making this a virtually maintenance free exterior which leaves you more time to spend on these fabulous gardens.

Plenty of features await prospective new owners with gas central heating by radiators, a modern fitted kitchen in light wood finish, vertical sun blinds in some rooms and a combination of hard wood finish flooring and fitted carpets. The well proportioned accommodation includes in sequence, an entrance vestibule, L-shaped reception hall, dual aspect sitting room, three generous bedrooms, a modern bathroom with separate shower in white and finally, a bright dual aspect kitchen/dining room and a porch leading to the rear garden.

This popular location at Conway Road just off Bickland Water Road continues to be very popular with home buyers and we are sure that this bungalow will attract plenty of interest.

As our clients' sole agents, we thoroughly recommend an immediate viewing to appreciate and secure this fine home.

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door to:

ENTRANCE VESTIBULE

Having hard wood finish flooring, painted box housing a new electrical consumer unit, stained wood and glazed internal door to:

RECEPTION HALL

With radiator, double cloaks cupboard with louvred doors and small radiator, access via a loft ladder to the insulated loft space, airing cupboard housing wall mounted Worcester gas central heating boiler (combi) and slatted shelving.

SITTING ROOM 4.57m (15'0") x 3.40m (11'2")

A fabulous bright dual aspect reception room with two full length double glazed windows overlooking the front and side, vertical sun blinds on both sides, focal point fireplace with inset independent fire, double radiator, hard wearing wood finish flooring, coved cornicing, central ceiling light, TV aerial point, multi-paned internal door.



KITCHEN/DINING ROOM 4.60m (15'1") x 2.69m (8'10")

A delightful bright dual aspect kitchen with double glazed window overlooking the side garden and second window overlooking the rear garden (both with vertical blinds on both sides). The kitchen is well equipped with a range of matching wall and base units in light wood effect, brushed steel handles, over counter lighting and ceramic tiling over, single drainer stainless steel sink unit with chrome mixer tap, gas and electric cooker points, stainless steel and glass cooker hood over, plumbing for washing machine and space for condensing tumble dryer, coved cornicing, radiator, ceramic tiled flooring, space for dining table and chairs and tallboy refrigerator/freezer, multi-paned door returning to the reception hall and second door leading to:





BEDROOM THREE 3.05m (10'0") x 2.51m (8'3")

Currently used as a dining room by our clients and with double glazed window and vertical blinds enjoying a pleasant outlook, coved cornicing, hard wearing wood finish flooring, radiator, multi-paned internal door.



PORCH 1.12m (3'8") x 1.30m (4'3")

A triple aspect porch with double glazed windows overlooking the gardens, half tiled walls, radiator, ceramic tiled flooring, vertical blinds, door leading to the rear.

BEDROOM ONE 4.04m (13'3") x 3.35m (11'0")

Having a double glazed window with vertical blinds enjoying a pleasant outlook across the front gardens, radiator, coved cornicing, fitted carpet, stained wood internal door.

BATHROOM 2.26m (7'5") x 1.68m (5'6")

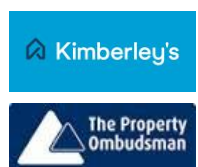
A superb luxuriously appointed bathroom with a white suite comprising; panelled bath with contemporary chrome easy-on taps, fully tiled surround, separate fully tiled shower cubicle with Mira Go thermostatically controlled electric shower and screening, pedestal hand wash basin, contemporary chrome easy-on hot and cold taps, low flush wc, radiator, fully tiled walls, two frosted double glazed windows both with Venetian blinds, stained wood internal door and ceiling.



BEDROOM TWO 3.35m (11'0") x 3.20m (10'6")

With broad double glazed window enjoying a lovely outlook over the Mediterranean style rear gardens, radiator, coved cornicing, fitted carpet, pine internal door.

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.



OUTSIDE

DETACHED GARAGE 4.80m (15'9") x 2.29m (7'6")

With up and over door, lighting and power and approached via a sloping driveway with parking in front.

GARDENS

The bungalow sits on a bold sunny corner plot where our clients have worked so hard to landscape. These beautiful wrap around gardens start at the front of the bungalow with a pathway leading to the front door and this bisects the front garden with a gravelled Mediterranean style area to the right hand side with well stocked borders with Roses, Dracaena Palm and colourful bedding plants. The pathway continues around the bungalow to the side and rear. To the left of the pathway sits an expanse of closely manicured and shaped lawns which have well stocked flowerbeds and gravelled areas with evergreen shrubbery and at the top side of the lawn, further gravelled areas with mature Hydrangea bushes in abundance. A gateway leads from the continued pathway into an amazing Mediterranean style garden of generous proportions that has been landscaped for ease of maintenance and enjoyment and featuring paved areas and raised flowerbeds to the left hand side and to the right, a tiered crazy slate paved sun terrace surrounded by colourful well stocked borders, trellis work and a couple of fruit trees making this an ideal area to sit and relax whilst entertaining your family and friends. At the end of the terrace you will see a feature fish pond with waterfall. Within the garden and included in the sale you will see a **GREENHOUSE** which has a mature grapevine and at the far end, a **TIMBER WORKSHOP measuring 2.90m (9'6") x 1.70m (5'7")** which has a work bench, lighting and power and three windows overlooking the garden. There is an outside cold water supply and steps leading to the rear porch.



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.

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