



Falmouth

A delightful and spacious detached bungalow
Tastefully decorated throughout
Spacious lounge with feature fireplace
Large open plan kitchen/dining room
Three bedrooms
Family bathroom/wc in white
UPVC double glazed windows
Cavity wall insulation, soley owned solar panels
Delightful, enclosed well manicured gardens
Off road parking facilities and detached garage



Guide £455,000 Freehold

**ENERGY EFFICIENCY RATING
BAND B**

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

01326 311400
www.kimberleys.co.uk

REF: SK7032



Kimberley's are delighted to bring to the market this spacious, three bedroom detached bungalow set in a much sought after location within Shelburne Road and surrounded by beautiful landscaped gardens which offers plenty of privacy and seclusion.

The bungalow is being sold with the benefit of 'no onward chain' and has many features including gas fired central heating, solely owned solar panels, a feature fireplace in the lounge, UPVC double glazed windows, doors plus a wonderful extension to the rear with bifold doors opening onto the garden.

The well planned accommodation comprises; entrance hall, sitting room, three bedrooms, family bathroom/wc combined and kitchen with extension to the rear. There is a spacious loft accessed via a loft ladder that has light and power. Outside, the property is approached via steps or from the driveway which provides ample parking and leads to the detached garage with light and power.

The property is conveniently situated within walking distance of the Boslowick parade of shops, the petrol station at Boslowick with its own convenience store, the branch line train station at Penmere that runs between Falmouth Docks and the cathedral city of Truro and a further stroll takes you down into Falmouth's bustling town centre. Falmouth famous sea front is also within walking distance where you can enjoy Castle, Gyllyngvase and Swanpool Beaches with a selection of restaurants and cafes.

As the vendors sole agents, we highly recommend an early appointment to view.

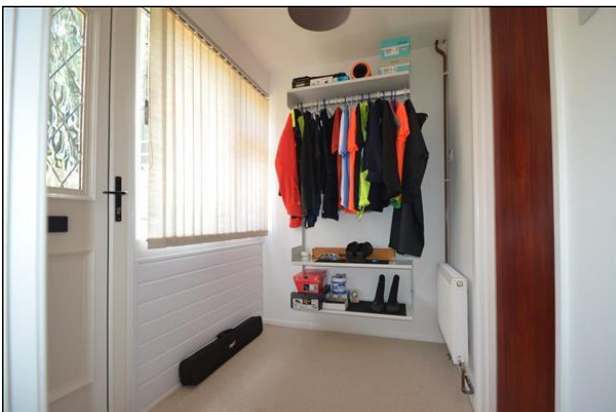
Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC double glazed window with Venetian blinds and opaque UPVC double glazed front door leading to:

RECEPTION HALL

Having carpet, ceiling pendant light, wall shelving and hanging rail, radiator and door leading to:



BEDROOM THREE 3.15m (10'4") x 2.21m (7'3")

Newly carpeted, radiator, central ceiling pendant light, UPVC double glazed window overlooking the side, cupboard housing Solis solar panel control system (solely owned), electric and Open Reach box.



LOUNGE 3.68m (12'1") x 4.93m (16'2")

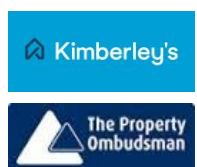
UPVC double glazed picture window overlooking the enclosed front garden, carpet, central ceiling pendant light, feature electric wall mounted fireplace, wall mounted display and drawer units, door to:



INNER HALLWAY

Access to insulated loft space via a loft ladder with light and power, door 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.



BATHROOM

Opaque UPVC double glazed window with roller blind. Fitted with a white suite comprising; P-shaped panelled bath with glass shower screen, wall mounted mixer shower and tiled surround, pedestal wash hand basin with chrome mixer tap and vanity mirror above, low-level flush wc, two ladder style heated towel rails, ceramic tiled flooring.



BEDROOM ONE 3.07m (10'1") x 3.56m (11'8")

UPVC double glazed window overlooking the front enclosed rear garden.



KITCHEN/DINER

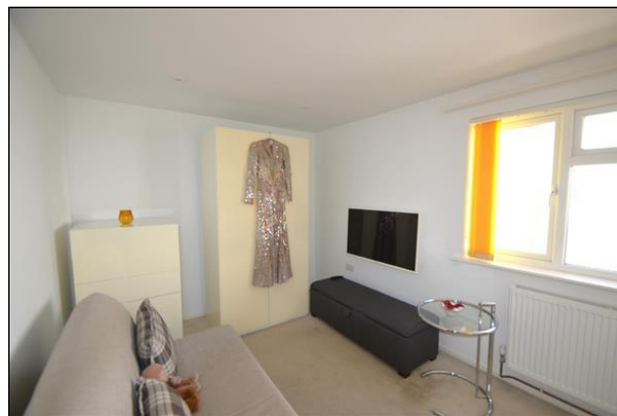
KITCHEN AREA 2.74m (9'0") x 2.41m (7'11")

UPVC double glazed window with Venetian blind overlooking the side aspect. Fitted with a range of matching high gloss white fitted units with black work surfaces over and inset underslung stainless steel sink with chrome mixer tap, inset AEG electric induction hob and extractor fan, integrated single oven, space for dishwasher, refrigerator/freezer, grey slate flooring, wall mounted Gloworm gas central heating boiler.



BEDROOM TWO 2.72m (8'11") x 4.37m (14'4")

UPVC double glazed window overlooking the side, central ceiling pendant light.



DINING AREA 2.67m (8'9") x 2.57m (8'5")

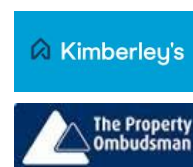
A sloping elevated ceiling with Velux window, pendant light, radiator, obscure UPVC double glazed full height window to the side, bi-fold doors with spinnaker shaped glass panel above, grey slate flooring.

OUTSIDE

DETACHED GARAGE

Of single size and with an up and over door, wooden window overlooking the garden, light and power and approached via a concrete driving providing off road parking facilities for a number of vehicles. The garage currently house the automatic washing machine and tumble dryer.

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.



GARDENS

To the front, the garden is low maintenance, open plan and stocked with a variety of plants and shrubs. At the rear of the property there is a superb well maintained garden having steps down to a paved patio area which is an ideal place for relaxing and entertaining plus a level lawned area that leads past **TWO TIMBER GARDEN SHEDS** on the left, to the stream at the foot of the garden. The whole of the garden is bordered by mature shrubs and trees that affords a high degree of privacy and seclusion.



SERVICES All mains services are connected.

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.

