



Constantine

A highly individual detached bungalow
In need of renovation or redevelopment
Set on a bold, raised corner plot
A few minutes' walk to the village centre
Interesting, split-level living areas
Large kitchen/breakfast room
Family bathroom/wc, separate shower room/wc
Detached garage and driveway parking area
Surrounded by simple lawned gardens
Being sold with the benefit of 'no onward chain'



Guide £420,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

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

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www.kimberleys.co.uk

REF:7035



A rare opportunity to own this highly individual, two bedroom, detached bungalow which is set in an elevated and enviable location at Bridge, close to the centre and all the amenities this well served, highly regarded village has to offer and also enjoys delightful rural views across the valley to surrounding countryside.

The bungalow comes to the market for the first time since construction when it was built for our clients in 1978 and it offers potential new owners the chance to secure a project that needs renovation or a potential re-development, subject to the normal planning permission and building regulation approval.

The accommodation includes an entrance vestibule, shower room/wc combined, split-level lounge and dining room, kitchen/breakfast room, long passageway serving two double bedrooms and a large family bathroom. Outside the property there is a large, detached garage that sits to the left hand side of the property with parking for two vehicles and simple, raised surrounding gardens.

The popular village of Constantine has a host of amenities at hand, including two convenience stores with off licenses, the Tolman Centre and Museum that hosts a number of events, Constantine Social Club with its recreational and children's playground facilities. There is a bowling green and various sports clubs within the village including football and cricket and other facilities including a doctor's surgery, highly regarded primary/junior school, the parish church, the Cornish Arms public house and the Trengilly Wartha on the outskirts of the village. There is also a local bus service which provides links to Helston and Falmouth.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

Wide covered and open porch which is accessed via a pathway from the garage. Aluminium framed double glazed front door with matching side panel to:

ENTRANCE VESTIBULE 2.77m (9'1") x 1.93m (6'4")

With double radiator, two large walk-in storage cupboards with overhead storage.

SHOWER ROOM/WC

With a white fully tiled shower area, Mira mixer shower, hand wash basin with hot and cold tap, radiator, low flush wc, half tiled walls, frosted double glazed window, mirrored bathroom cabinet, access to loft space.

SITTING ROOM 5.61m (18'5") x 3.78m (12'5")

Approached from the entrance vestibule and being part of a delightful split-level reception area and enjoying a bright dual aspect with aluminium framed double glazed sliding patio door and fixed side panel overlooking the gardens and flank window to the side, two double radiators, TV aerial point, dark wood steps leading up to:



DINING ROOM 4.62m (15'2") x 3.17m (10'5")

With UPVC double glazed window enjoying a pleasant outlook over the gardens to the side, serving hatch, double radiator, ornate wrought iron safety balustrades, return door to the long 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.



LONG INNER HALLWAY

With two double radiators, aluminium framed double glazed window overlooking the front aspect, deep walk-in airing cupboard with lagged copper cylinder, immersion and slatted shelving, second deep cupboard with Grant oil-fired central heating boiler.

KITCHEN/BREAKFAST ROOM 4.57m (15'0") x 3.66m (12'0")

In need of a refit and having an aluminium framed double glazed window and door overlooking the back garden, a range of fitted wall and base units with wrap around roll top work surfaces and ceramic tiling over, two bowl stainless steel sink unit, electric cooker hood and space for cooker, ceramic tiled flooring, radiator.



BEDROOM ONE 4.62m (15'2") x 3.81m (12'6")

With aluminium framed double glazed window overlooking the front gardens and views to the woodland, two radiators.



BEDROOM TWO 5.00m (16'5") x 3.61m (11'10")

Again, with aluminium framed double glazed windows overlooking the garden, radiator.



BATHROOM 3.05m (10'0") x 1.88m (6'2") plus door recess 0.86m (2'10") x 0.63m (2'1")

With a coloured suite comprising handled and panelled bath with part tiled surround, low flush wc, pedestal wash basin with easy-on hot and cold taps, shaver point, radiator, frosted double glazed window.



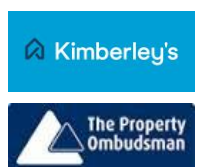
OUTSIDE

GARAGE 5.99m (19'8") x 2.90m (9'6")

A tall garage which needs a garage door and having space for one car at the front and a personal door leading to the rear pathway. On the opposite side of the driveway there is further space for one car.



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GARDENS

The gardens are set on a raised corner plot and are simple gardens with lawns across the back of the property and to the side. This enjoys lovely views across the valley and the return pathway across the front has further lawns and flowerbeds.

SERVICES Mains drainage, water and electricity.

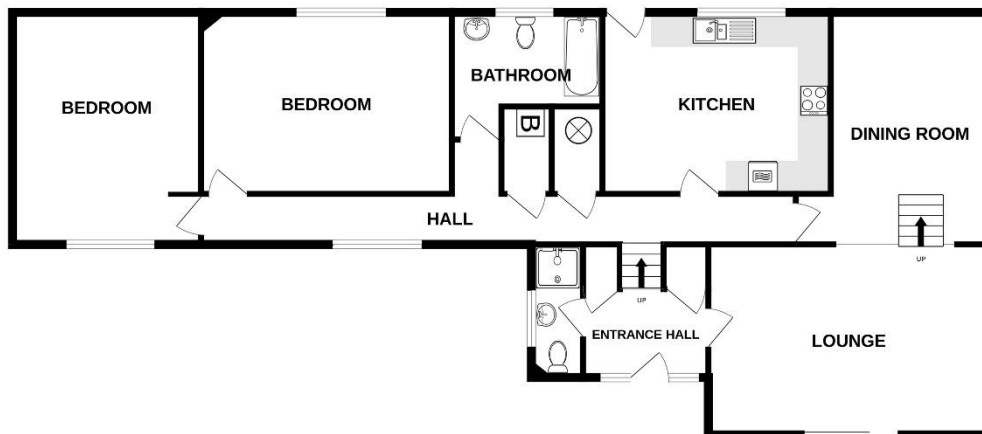
COUNCIL TAX Band E.

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.



GROUND FLOOR
1300 sq.ft. (120.8 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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