



## Falmouth

**A two bedroom, detached bungalow**  
**Desirable and sought after residential location**  
**Lounge with feature fireplace and surround**  
**Dining room/bedroom three with access to the rear**  
**Shower room/wc combined with fitted white vanity units**  
**Fitted kitchen in teak with built-in oven and hob**  
**Large Garage for possibly three cars, driveway parking**  
**Substantial gardens set on a bold corner plot**  
**Being sold with the benefit of 'no onward chain'**  
**Potential to extend (subject to planning permission and consents)**

**Guide £450,000** Freehold

**AWAITING EPC**

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

**01326 311400**  
**[www.kimberleys.co.uk](http://www.kimberleys.co.uk)**

**REF: SK7104**



A rare opportunity to purchase this fine detached bungalow that is set in a prominent position within walking distance or a short drive to Falmouth's bustling town centre and sea front.

Being sold for the first time since the property was built in the 1950's, the property is now being sold with the benefit of 'no onward' chain. The property, although in need of some updating and modernisation, offers potential new buyers the chance to create a home to their own taste and requirements. Situated on a bold corner plot, there is the potential to extend the property to the side, up into the spacious roof space or indeed to convert the large garage into a separate annexe. (subject to the necessary planning permission and consents).

The versatile accommodation in brief comprises; entrance hallway, lounge, dining room/bedroom three, kitchen, bathroom and two double bedrooms. Outside, there is off road parking facilities that leads to the garage that can accommodate approximately three small vehicles in tandem. The extensive, delightful gardens extend to the front, side and rear and provides areas of landscaped lawn to the front surrounded by mature shrubs and privet hedge and to the side, areas of shingle enclosed by closed board timber fencing. The shingle area has a Mediterranean feel with mature shrubs interspersed and a tall palm tree at the rear. There is also a raised pave patio area adjacent to the side of the property which is accessible from the front, the dining room or kitchen.

The bustling harbourside town of Falmouth has a myriad of shops, cafes, restaurants and entertainment venues including The Maritime Museum, Phoenix multi-screened cinema, The Poly Theatre and the Princess Pavilion that hosts a number of shows throughout the year. For the keen sailor, Falmouth has access to some of the best sailing waters in the world with Falmouth Yacht Marina at Ponsharden and mooring facilities at hand.

**As the owners' sole agents, we highly recommend an early appointment to view.**

**Why not call for your personal appointment to view today?**

***THE ACCOMMODATION COMPRISES:***

UPVC half glazed door with decorative panels to:

***HALLWAY 4.34m (14'3") x 2.44m (8'0") maximum measurement.***

An L-shaped hallway comprises; Sapele flush door to cloaks cupboard, two crystal glass flush light fittings, night storage heater, Sapele flush doors to all rooms, loft hatch, coat hooks, carpet, smoke alarm Sapele flush door to lounge with glazed side panel.

***LOUNGE 5.87m (19'3") x 3.73m (12'3") maximum measurement.***

Large UPVC double glazed picture window overlooking the front garden with vertical blinds, UPVC double glazed window overlooking the side garden with vertical blinds, feature slate fireplace with slate hearth and wooden mantle over, teak storage cupboards either side for storage and housing for hi-fi system with feature wood panelling behind, wooden pelmets extending around the whole room concealing strip lights and curtain tracks, night storage heater, inset ceiling spotlights, carpet, carbon monoxide alarm, Sapele flush door to dining room/bedroom three.



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.



**KITCHEN 3.35m (11'0") x 3.12m (10'3") maximum measurements.**

UPVC double glazed window with roller blind and wood pelmet overlooking the rear garden. Fitted with a range of teak wall and base units with roll top, wood edged Formica worktops over and incorporating a 1 1/2 bowl stainless steel sink unit with chrome mixer tap, ceramic blue tiled splashbacks, Hotpoint electric double oven set in housing, Hotpoint electric hob with extractor fan over, teak cupboard above rear door housing meters and fuse boxes, space for automatic washing machine, airing cupboard with lagged copper cylinder, immersion and slatted shelving, Sapele flush door returning to hallway, UPVC half glazed door to rear storm porch.

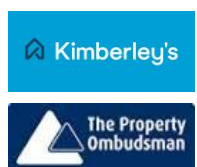


**DINING ROOM/BEDROOM THREE 3.12m (10'3") x 2.36m (7'9")**

UPVC double glazed window overlooking the side with vertical blinds, UPVC opaque glazed door to the rear elevation, pendant light, carpet, night storage heater.



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**SHOWER ROOM 2.44m (8'0") x 1.68m (5'6")**

Opaque UPVC double glazed window to the rear. Fitted with a double shower cubicle (curved at one end) with inset chrome, wall mounted controls and chrome shower head, grab rail and screening, wash hand basin set on a white gloss vanity unit with fitted cupboard either side and blue marble effect roll top surface, low-level wc with concealed cistern and push button, inset ceiling spotlights, vinyl flooring, stainless steel heated towel rail, full wall tiling.



**BEDROOM ONE 3.73m (12'3") x 3.66m (12'0")**

UPVC double glazed picture window to the front with vertical blinds, UPVC double glazed window to the side with vertical blinds, sockets for table lamps either side of the bed, floor-to-ceiling wardrobe cupboards with two sliding wood effect doors and one sliding door with smoked mirror, fitted base cupboard with wood edged melamine surface over that extends the full length of one wall allowing space for a dressing table stool, electric wall mounted heater, Sapele flush door.



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**BEDROOM TWO 3.12m (10'3") x 2.77m (9'1")**

UPVC double glazed window to the rear with vertical blinds, pendant light, night storage heater, pendant light carpet, Sapele flush door.



**LOFT**

A large attic space with apex roof and majority standing room. This loft would be ideal for conversion (subject to the necessary planning permission and building regulations).

**OUTSIDE**

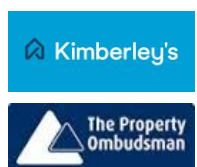
**GARAGE 10.90m (35'9") x 3.05m (10'0")**

A block built garage which could lend itself to a multitude of purposes and currently comprises; two wooden single glazed windows to the side overlooking the rear garden, courtesy door to the rear, two strip lights, light and power, metal up and over door to the front. This garage could easily accommodate three small vehicles parked in tandem.

The garage is approached from the tarmac driveway that has parking for two/three vehicles in tandem.



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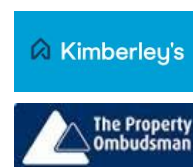


## GARDENS

Set on a bold corner plot, the gardens extend to the front, side and rear. To the front there are landscaped lawned gardens surrounded by shingle beds and mature plants with a privet hedge beyond providing a good degree of privacy. A path lies adjacent to the property and leads to the front door and around to the side that leads you to a paved patio area surrounded by a low brick wall. The pathway takes you to the rear of the property that is also accessed from the dining room/bedroom three and the kitchen. There is a small, raised garden at the rear with steps leading to a further path taking you to the rotary drying line. There is also an area for bin storage off the path. To the side of the property there is a further, large area of garden laid to shingle with interspersed shrubs and a feature, well established palm tree that gives it a Mediterranean feel. This area of the garden is enclosed with closed board wooden fencing, again providing a good degree of privacy.



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**TENURE** Freehold

**SERVICES** Mains electricity, water and drainage.

**COUNCIL TAX** Band D.

**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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INSERT FLOOR PLAN HERE



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