



Penryn

A semi-detached steel framed bungalow
Set in the popular Green Lane area of Penryn
Being sold with the benefit of 'no onward chain'
In need of some cosmetic refreshment
Refurbished roof in 2025 with 10 year guarantee
Lounge, fitted kitchen and utility area
Three good sized bedrooms, family bathroom
Large attic/storage space, gas central heating
Off street parking and enclosed rear garden
Viewing highly recommended



Guide £285,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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www.kimberleys.co.uk

REF: SK7113



We are delighted to offer as the vendors sole agents, this three bedroom semi-detached bungalow set in an elevated and enviable residential location, just off Green Lane at the top of Penryn. The property is within walking distance of Falmouth University, (Tremough Campus), Penryn Sports College, Penryn branch line station and Penryn town centre.

The bungalow which has had a refurbished roof, (original tiles cleaned and refitted with a new membrane and battens) in 2025 with a ten year guarantee, has accommodation comprising; lounge, three spacious bedrooms, a family bathroom, kitchen and utility area. Outside the property at the front sits a driveway with parking for family sized vehicles, enclosed rear garden with two storage sheds and a greenhouse. There is also a patch that could lend itself to growing vegetables.

Considered ideal as a first home, retirement or investment property, the bungalow is ready for any new purchaser to create the perfect home to their own tastes and requirements.

Why not call for your personal viewing to view today?

With steps leading down to an aluminium double glazed front door leading to:

ENTRANCE PORCH 1.57m (5'2") x 1.55m (5'1")

The porch has a useful storage cupboard, carpet, central pendant light and a door leading into:

LOUNGE 3.78m (12'5") x 5.21m (17'1")

With a large window overlooking the front south east facing garden, central ceiling pendant light, large radiator, carpet, small cupboard housing boiler, door leading to:



KITCHEN 2.26m (7'5") x 2.95m (9'8")

Fitted with a range of high gloss matching kitchen units with chrome brushed handles and roll top work surfaces over, pantry cupboard integrated Zanussi

cooker, space for a dishwasher and fridge freezer, door leading to:

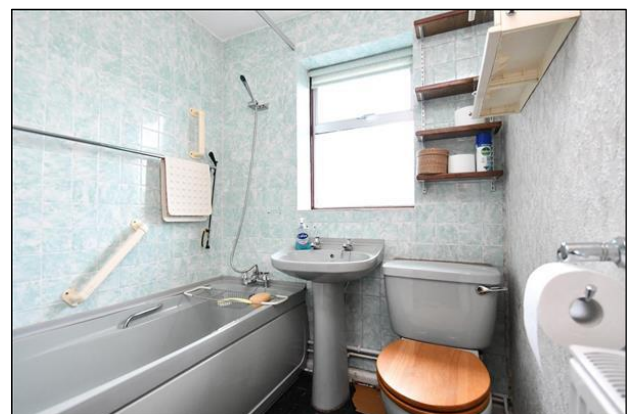


UTILITY AREA 1.50m (4'11") x 3.40m (11'2")

There is space for a washing machine and a door leading to the rear garden.

BATHROOM 1.80m (5'11") x 1.68m (5'6")

A matching green suite, comprising of a low level WC, bath with a Mira shower over, wash hand basin, 3/4 height tiling, frosted window for privacy, radiator and fully tiled floor.



HALLWAY

A large hallway with access to the spacious loft space via a loft ladder. This loft has the potential to extend (subject to the relevant planning permissions).

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 ONE 3.53m (11'7") x 3.00m (9'10")

A spacious bedroom with fitted wardrobes, carpet, central ceiling pendant light, thermostatically controlled radiator, window overlooking the enclosed rear garden.



BEDROOM TWO 3.10m (10'2") x 3.02m (9'11")

A spacious double bedroom overlooking the enclosed rear garden with central ceiling pendant light, radiator and aluminium window.



BEDROOM THREE 2.90m (9'6") x 2.16m (7'1")

With an aluminium window overlooking the side, central pendant ceiling light, radiator and carpet.



GARDENS

The rear garden is accessed via the utility room. It has a pathway with borders of low maintenance shrubs and steps giving access to the front. Benefiting from two storage sheds, greenhouse with water butt and outside tap. The front garden is low lying and maintenance free and currently has lift access down from the car parking area to the front door. This can be removed if required.

COUNCIL TAX Band C.

SERVICES All mains services connected.

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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