



Falmouth

**A superb semi-detached bungalow
Set in a favoured residential location
Immaculately presented and maintained throughout
UPVC double glazed windows, doors and porch
Gas fired central heating by radiators
Sitting room overlooking the gardens and Bickland Park
Modern fitted kitchen with appliances
Two double bedrooms, re-modelled shower room/wc
Delightful, well stocked rear gardens
Detached garage, multiple driveway parking**

Guide £300,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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

**01326 311400
www.kimberleys.co.uk**

REF: SK7122



We are delighted to offer as our clients sole agents, this bright and well presented, two bedroom semi-detached bungalow which is set in a favoured location on Conway Road, just off Bickland Water Road on the outer fringes of Falmouth.

This immaculate bungalow comes to the market for the first time since 2013 and during that time it has been a comfortable home for our client who is now moving to pastures new.

The property is very well presented and has been fastidiously maintained throughout making this a perfect home for new owners to move straight into and start living from the day of completion.

Packed with features which is undoubtedly impress prospective new owners and these include gas fired central heating by radiators, UPVC double glazed windows, doors and an entrance porch, a comprehensive fitted kitchen with built-in appliances and a re-modelled shower room/wc combined. The bright and well proportioned accommodation includes an entrance porch, reception hall, sitting room, fitted kitchen, two double bedrooms, a shower room/wc combined. Outside offers a detached garage and a long driveway with parking for up to five cars in tandem, open plan front gardens, and at the rear, a delightful well stocked landscaped garden which has been laid for ease of maintenance and maximum enjoyment. A small balcony overlooks the gardens and also has access from the sitting room.

The bungalow is conveniently located with a bus stop just a few yards away which takes you down into Falmouth's bustling town centre which offers an eclectic selection of independent and high street brand name shops together with a great selection of restaurants, public houses, bars, multi-screen cinema, the Poly Theatre and at the far end of town, Pendennis Castle and Point.

An early viewing is highly recommended to secure this fine property.

Why not call our sales team today and arrange a personal viewing?

THE ACCOMMODATION COMPRISES:

Paved steps lead from the driveway to a UPVC double glazed front door leading onto:

ENTRANCE PORCH 1.60m (5'3") x 1.27m (4'2")

Having frosted double glazed windows to the front and side for privacy, ceramic tiled flooring, monopitch roofing, light oak and glazed internal door to:

RECEPTION HALL

An impressive introduction to the property with radiator, fitted carpet, access to insulated loft space, airing cupboard with gas central heating boiler (combi), access to principal rooms.



SITTING ROOM 4.57m (15'0") x 3.35m (11'0")

A lovely bright south facing reception room which is bathed in natural light which streams in through a broad UPVC double glazed patio door with fixed matching side panel and this has a pleasant outlook over the gardens and the balcony to Bickland Park and beyond, fitted carpet, TV aerial point, light wood fireplace with inset electric fire, coved cornicing, central ceiling light, multi-paned internal door from hallway.



KITCHEN 2.84m (9'4") x 2.44m (8'0") plus 0.97m (3'2") x 0.71m (2'4")

A comprehensively equipped fitted kitchen offering a range of matching wall and base units, brushed steel handles, wrap around beech block effect work surface and ceramic tiling over, a range of quality appliances including a stainless steel four-ring gas hob, cooker hood over and single fan assisted oven under, concealed refrigerator and freezer, dishwasher and washing machine, strip light, 1½ bowl single

drainer stainless steel sink unit with chrome mixer tap, kick space floor heater, UPVC double glazed window with roller blind enjoying a pleasant outlook over the front garden, built-in broom cupboard, vinyl flooring, multi-paned internal door from the hallway.



BEDROOM ONE 3.20m (10'6") x 3.20m (10'6") plus a return of 1.12m (3'8") x 0.84m (2'9")

Another delightfully bright south facing room with broad UPVC double glazed window enjoying a pleasant outlook over the gardens across Bickland Park and the surrounding area, radiator, freestanding fitted wardrobe cupboards with hanging space and shelving, fitted carpet, coved cornicing, central ceiling light, wood finish internal door.



BEDROOM TWO 3.05m (10'0") x 3.05m (10'0")

Currently used a separate dining room by our client and having broad UPVC double glazed window enjoying a pleasant outlook over the front garden, radiator, fitted carpet, coved cornicing, ceiling light.



SHOWER ROOM 2.13m (7'0") x 1.90m (6'3")

Luxuriously appointed and re-fitted with a white suite comprising; large semi-quadrant fully tiled shower cubicle with chrome mixer shower and curved shower screen, china wash hand basin set on a high gloss white vanity unit with chrome mixer tap and mirrored bathroom cabinet over, fully tiled walls, low flush wc, chrome ladder style heated towel rail, vinyl flooring, inset ceiling spotlights, frosted double glazed window, light wood effect internal door.

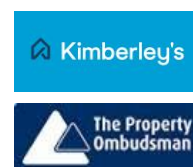


OUTSIDE

DETACHED GARAGE

With electric up and over door, lighting and power and a long concrete driveway with parking for up to five vehicles in tandem if parked sensibly.

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

At the front of the bungalow there are simple open plan gardens laid for ease of maintenance, gravelled areas, shaped well stocked rockeries with plants and shrubs. At the rear of the bungalow there are delightful south facing gardens which area again laid for ease of maintenance to give you more time to enjoy the sunny aspect. A raised veranda provides a delightful place to sit and enjoy the sunshine and this overlooks the gardens and Bickland Park and can be accessed from the sitting room and paved steps from the garden. The garden itself has a distinctly Mediterranean feel with gravelled and paved seating areas, extremely well stocked flowerbeds sporting a wide variety of plants and shrubs including Azaleas, Pieris, Clematis and ground cover. Steps lead down to the lower garden with a crazy paved pathway, a timber summerhouse and in the far corner, a sheltered decked patio which enjoys much privacy and seclusion. A solid timber gate leads to the driveway.

SERVICES Mains drainage, water, electricity and gas.

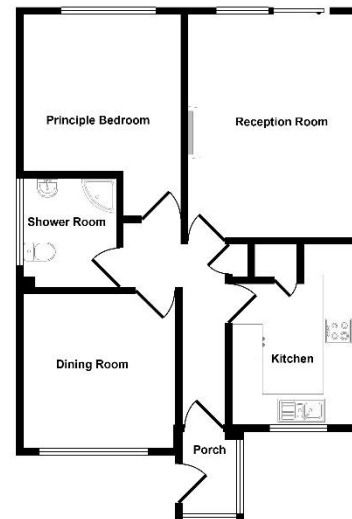
COUNCIL TAX Band B.

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.



Approx Gross Internal Area
58 sq m / 622 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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