



Falmouth

A 1930's detached double fronted bungalow
Elevated views to the Penryn River and Falmouth Marina
Class 'B' Mundic - for cash buyers only
Considered ideal for re-development (STP)
Gas central heating, double glazed windows and doors
Large reception hall with wood burner
Fitted kitchen/dining room, sitting room
Three bedrooms, two bathrooms
Large plot with gardens and plenty of parking
Detached garage, covered store, gate rear access

Guide £350,000 Freehold

ENERGY EFFICIENCY RATING
BAND D

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REF: SK7151



We are delighted to offer as our clients sole agents, this three bedroom, detached, double fronted bungalow which is set in an elevated and enviable location, tucked behind a large mixed hedgerow on North Parade and enjoying some goods views of the Penryn River and Falmouth Marina. It has a Class 'B' Mundic rating, making this suitable for 'cash buyers only'.

This property offers plenty of potential and comes to the market as a 'chain free' transaction giving a motivated purchaser the chance to conduct a swift purchase if required.

The property has been let for many years with its previous tenants being here for a decade or more. We have an in-depth knowledge of this area and are aware of similar properties close by where owners have re-developed a Mundic property within a new building project (subject to the necessary planning permission and building regulation approval). The bungalow has distinctive double fronted elevations with a classic brick archway spanning the front. The property still retains some original features including picture rails, skirting boards and panelled internal doors. The property is heated via gas central heating and in the reception hall a wood burning stove provides a secondary form of heating.

The accommodation includes; a large reception hall, sitting room, inner hallway, principal bedroom with full en-suite bathroom and river views to the front, two further bedrooms, a bathroom/wc and separate cloakroom. A rear hallway leads to the fitted kitchen/dining room with a rear door that leads to the garden.

The bungalow sits on a large plot with well screened, mature front gardens and a side gateway leading to large sloping lawned gardens in need of cultivation, a driveway for multiple vehicles, a single garage, a cupboard store alongside and gated access at the rear.

As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this opportunity.

Why not call for a personal viewing today?

THE ACCOMMODATION COMPRISES:

A pathway leads from North Parade into the front garden and to a dramatic, original brick arched open porchway, double opening UPVC double glazed doors to:

RECEPTION HALL 4.27m (14'0") x 3.58m (11'9")

An interesting introduction to the home with double glazed windows either side of the front door, a recessed wood burning stove (not tested) sat on a dark slate hearth, radiator, open tread staircase, large attic, original picture rails, skirtings and panelled internal doors, corner cupboard housing electric meters.



SITTING ROOM 4.42m (14'6") x 3.35m (11'0")

Dual aspect with a recessed angular bay and double glazed windows overlooking the front garden, partial views to the river and marina, two radiators, original picture rail, panelled internal door and skirting boards, closed fireplace, double glazed flank window overlooking the side.



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.



PANELLED INTERNAL DOOR FROM THE HALLWAY TAKE YOU TO:

REAR HALL

Having a linen cupboard, hard wearing wood finish flooring, access to principal rooms.

BEDROOM THREE/DINING ROOM 3.35m (11'0") x 2.97m (9'9")

With pedestal wash basin and tiled splash back, double glazed window overlooking the side, airing cupboard with lagged copper cylinder and immersion, closed fireplace, storage cupboard alongside, sliding panelled door to inner hallway, second sliding door leads to the kitchen/breakfast room.



REAR HALLWAY 3.40m (11'2") x 1.60m (5'3")

With a bright dual aspect having double glazed door to outside and adjacent window, second window overlooking the patio, vinyl flooring, cold water feed for automatic washing machine.

PINE AND GLAZED DOOR FROM THE REAR LOBBY TO A REAR HALLWAY, TO:

KITCHEN/DINING ROOM 4.22m (13'10") x 3.35m (11'0")

Equipped with a range of fitted wall and base units, granite effect roll top work surfaces, gas hob with single oven below, single drainer stainless steel sink unit, dual aspect double glazed windows overlooking the rear garden and patio, wall mounted Halstead heater, space for dining room table and chairs.



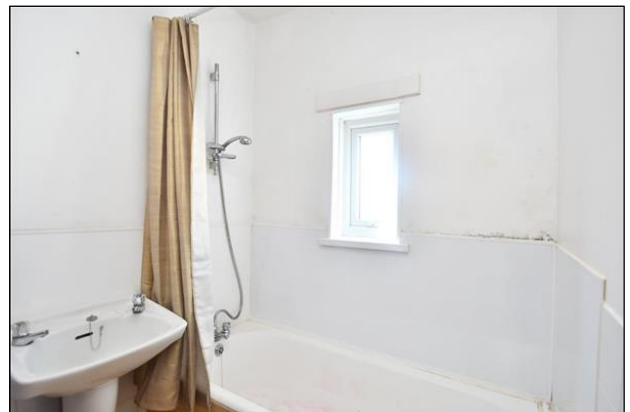
PRINCIPAL BEDROOM 5.36m (17'7") x 3.35m (11'0") plus bay and including the bathroom.

A bright dual aspect bedroom with angular bay and double glazed window enjoying lovely views across the front garden to the Penryn River, Falmouth Marina and countryside beyond, double radiator, double glazed flank window, original picture rail, panelled internal door, second door to:



BATHROOM

With a white suite comprising; panelled bath with mixer tap, pedestal wash basin, low flush wc, frosted double glazed window, wood effect flooring.

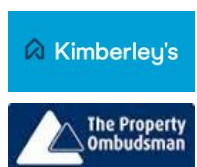


BEDROOM TWO 3.35m (11'0") x 3.15m (10'4")

A lovely bright bedroom overlooking the rear garden with radiator, double glazed window, original picture rail, panelled internal door.



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BATHROOM 2.87m (9'5") x 1.47m (4'10")

With a white suite comprising; panelled bath with chrome hot and cold tap, Triton thermostatically controlled electric shower and bathroom panelled surround, pedestal wash basin with chrome mixer tap, low flush wc, extractor fan, double radiator, wood effect flooring, panelled internal door.



SEPARATE WC

With low flush wc, frosted double glazed window, panelled internal door.

OUTSIDE

GARDENS

To the front of the house there are colourful, established gardens with lawn, well stocked flower borders with plants, shrubs and trees, mixed hedging giving plenty of seclusion from the road. A gateway to the right of the bungalow leads to the rear garden which has an expansive, concrete patio and pathway, raised gently sloping lawns, mature mixed hedging along the joint boundary, a selection of mature shrubs along the lawn.

DETACHED GARAGE

With up and over door is approached over a gated driveway to the rear with parking for many vehicles.



DETACHED STORAGE ROOM 4.62m (15'2") x 3.61m (11'10") This is in need of restoration.

There is a large attic space which is approached from the entrance hall and this would make a delightful main bedroom with even better views across the river (subject to the normal planning permission/building regulation approval).



SERVICES

Mains drainage, water, electricity and gas.

COUNCIL TAX Band D.

AGENTS NOTE

The property has a Class B Mundic rating making this suitable for 'cash buyers only'.

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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