



Falmouth

A generous, detached bungalow
Spacious three bedroom accommodation
Two reception rooms
Useful outbuilding
Gardens and separate areas of patio
UPVC double glazing and gas central heating
Driveway with parking for a number of vehicles
Impressive views over the area, woodland and sea in the distance
Conveniently located for Falmouth town, schooling and amenities
Viewing highly recommended to avoid disappointment



**ENERGY EFFICIENCY RATING
BAND D**

Guide £425,000 Freehold

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

01326 311400
www.kimberleys.co.uk

REF: SK7159



An opportunity to purchase this generously proportioned, detached, double fronted, three bedroom bungalow which is set in a quiet cul-de-sac in this popular development just off Trescobeas Road and on the towns outer fringes, being conveniently close to Falmouth School and a brisk walk to the town centre.

This deceptive bungalow sits on a generous plot and has a driveway providing parking for numerous vehicles and a terraced, lawned garden to the front.

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 vendors sole agents, we highly recommend an early appointment to view.

Why not call for your personal appointment today?

THE ACCOMMODATION COMPRISES:

Driveway with parking for a number of vehicles, lawned gardens lead to a sliding patio door.

ENTRANCE PORCH 1.52m (5'0") x 0.76m (2'6")

Coat hooks, patio doors with an outlook to woodland and sea in the distance. Frosted UPVC double glazed door with matching side windows open onto the main hallway.

MAIN HALLWAY 5.49m (18'0") x 4.04m (13'3") maximum measurements.

A t-shaped hallway, range of useful storage cupboards, one with shelving and a clothes rail, second storage cupboard ideal for coats or similar with shelving and a third currently used as an airing cupboard housing a Worcester gas combi boiler providing domestic hot water and central heating facilities, radiator, textured coved ceiling with ceiling light. Doors off to the living room, dining room, three bedrooms, wc and bathroom.

LIVING ROOM 4.27m (14'0") x 3.81m (12'6")

A UPVC double glazed bay window with backdrop of the area, woodland and the sea in the distance, feature fireplace with local stone surround and hearth (currently blocked off), radiator, textured coved ceiling with centre light.



DINING ROOM 3.20m (10'6") x 3.81m (12'6")

UPVC double glazed window to the rear, radiator, textured coved ceiling with ceiling light, archway leads through to the kitchen.



KITCHEN 3.51m (11'6") x 2.59m (8'6")

A traditionally fitted kitchen with a range of base and wall units comprising of cupboards and drawers with timber doors and metal door furniture, wrap around worktop surface incorporates a stainless steel sink with drainer and mixer tap, four-ring electric hob with extractor canopy over, built-in electric oven, recess and plumbing for dishwasher and washing machine. UPVC double glazed windows to the side, textured coved ceiling with lighting, side window and frosted UPVC double glazed door opening onto:



SUN ROOM/STORAGE AREA 2.67m (8'9") x 2.51m (8'3")

Double glazed sliding patio style doors opening onto the rear patios/garden, UPVC double glazed window, UPVC double glazed door opening onto the other rear patio area, panelled ceiling with centre light and finished with a tiled floor.

**WC**

A tiled room having a low-level wc, UPVC frosted double glazed window, textured coved ceiling with centre light.

BATHROOM

A tiled bathroom having a panelled bath with modern electric shower over, pedestal wash hand basin, radiator, frosted UPVC double glazed window, texture coved ceiling with ceiling light.

BEDROOM ONE 4.72m (15'6") x 3.35m (11'0")

A generous dual aspect room with two UPVC double glazed windows with an outlook to the side and rear, radiator, textured ceiling with ceiling centre light.

**BEDROOM TWO 3.81m (12'6") x 3.51m (11'6")**

Having a UPVC double glazed bay window with impressive views overlooking the area, Tregoniggle Woods below and sea in the distance.

**BEDROOM THREE 3.35m (11'0") x 2.29m (7'6")**

UPVC double glazed window with outlook to the side, radiator, textured ceiling with centre light.

**OUTSIDE****OUTBUILDING/WORKSHOP**

Steps lead to a UPVC double glazed door which opens onto this useful storage area/workshop.

PART ONE 3.43m (11'3") x 2.13m (7'0") A useful storage area with strip light and fuse box.

PART TWO 2.13m (7'0") x 2.13m (7'0") With strip light and storage area.



GARDENS

As previously mentioned, to the front of the property there is a driveway providing parking for numerous vehicles and to the right hand side, there are terraced gardens which are mainly laid to lawn with plant and shrub borders. The paved pathway leads from the front gate and runs across the front of the bungalow. There are gates on either side of the bungalow to the left and right and leads to an extensively paved garden area with a Mediterranean feel. There is a range of various patio areas with steps leading to further raised areas ideal for tables and chairs. This area has raised flowerbeds with mature plant and shrub borders and offers a good degree of privacy. On the other side of the bungalow is a further patio which currently houses a **GARDEN SHED 1.83m (6'0") x 1.22m (4'0")**.



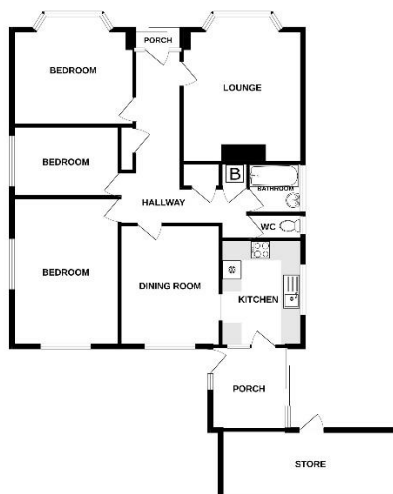
COUNCIL TAX Band D.

SERVICES Mains gas, electricity, water and drainage.

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
1181 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq. ft. (109.7 sq.m.) approx.
This is an estimate only and should not be relied upon for legal purposes. The actual area may vary slightly due to the way the property is measured. The actual area may also vary due to the way the property is measured. The actual area may also vary due to the way the property is measured.

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.

