



## Penryn

A delightful semi-detached bungalow  
Set in beautiful terraced gardens  
Being sold with 'no onward chain'  
Versatile, extended accommodation  
UPVC double glazed windows and doors  
Gas central heating by radiators  
A bright sitting room with a polished stone fireplace  
Four bedrooms, bathroom/wc  
Re-modelled kitchen, dining room with range style cooker  
Convenient for local amenities, schooling and station

**Guide £325,000** Freehold

**ENERGY EFFICIENCY RATING BAND C**

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

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

REF: SK7180



A great opportunity to own this well presented, three/four bedroom semi-detached bungalow which is set in a popular and elevated location just off Green Lane within walking distance to local amenities, including schools, Falmouth University (Tremough Campus), a convenience store and the branch line railway station connecting to Falmouth and the cathedral city of Truro.

The bungalow is being sold with the benefit of 'no onward chain' and that will give new owners the chance to conduct a swift sale and hopefully enjoy the best parts of the year at the property.

Our client has completed a programme of internal refurbishment over the past few years with the addition of a new fitted kitchen and range style cooker, new flooring, re-decoration and internal doors. Other features worth mentioning include gas fired central heating by radiators, UPVC double glazed windows and doors and solar panels providing a lucrative feed-in tariff.

The property was extended many years ago and provides versatile accommodation including a reception hall, sitting room, a long fitted kitchen/diner and breakfast room with doors leading to the garden, four bedrooms and a bathroom/wc combined. Outside the property, steps lead down through the well stocked terraced front garden to a paved pathway and the front door. A side gate and passageway leads to the most beautiful Japanese inspired well stocked gardens with extensive sun terrace, Wisteria covered pergola, a greenhouse and a useful under store garden room/utility.

**As our clients sole agents, we thoroughly recommend an immediate viewing to secure this lovely bungalow.**

**Why not call for your own personal viewing today?**

**THE ACCOMMODATION COMPRISES:**

Steps with safety handrail lead down through the front garden to:

**UPVC DOUBLE GLAZED FRONT DOOR INTO:**

**RECEPTION HALL**

With access to insulated loft space, hard wearing wood finish flooring.

**BEDROOM FOUR 2.44m (8'0") x 2.13m (7'0")**

Currently used as a cloakroom and boot room and this has a radiator, UPVC double glazed window enjoying a pleasant outlook over the gardens to the front, roller blind, continued hard wearing wood finish flooring, light oak and glazed internal door, coved cornicing.

**BEDROOM TWO 3.35m (11'0") x 2.13m (7'0") plus 2.13m (7'0") x 1.22m (4'0")**

A bright L-shaped double bedroom which enjoys plenty of afternoon sunshine that streams in through broad UPVC double glazed windows. This has a lovely outlook over the terrace and well stocked gardens, radiator, fitted carpet, coved cornicing, light oak internal door.



**BEDROOM THREE 2.49m (8'2") x 2.13m (7'0")**

Again, with broad UPVC double glazed windows enjoying much the same views as the previous bedrooms, radiator, fitted carpet.

**BEDROOM ONE 3.28m (10'9") x 3.17m (10'5")**

Again, with broad UPVC double glazed windows, this time enjoying plenty of morning sunshine and having a lovely outlook over the well stocked, terraced front gardens, radiator, fitted carpet, coved cornicing.



**BATHROOM 1.88m (6'2") x 1.68m (5'6")**

Well appointed with a white suite comprising; handled and panelled bath, Mira mixer shower, fully tiled surround and glass screening, chrome easy-on hot and cold taps, wall mounted china hand wash basin with contemporary chrome tap, low flush wc, frosted UPVC double glazed window to the rear, coved cornicing, vinyl flooring, chrome ladder style heated towel rail.





**LIGHT OAK AND GLAZED INTERNAL DOOR FROM THE HALLWAY LEADS TO:**

**SITTING ROOM 4.06m (13'4") x 3.40m (11'2")**

A delightful main reception room with broad UPVC double glazed windows which bring in plenty of morning sunshine and give you a lovely view over the fabulous well stocked terraced front garden, fireplace with matching hearth, corner pine book and display shelving, coved cornicing, radiator, continued hard wearing wood finish flooring which extended to the kitchen, TV aerial point.



**OPEN PLAN TO:**

**KITCHEN/DINING ROOM 4.78m (15'8") x 5.54m (18'2")**

Re-fitted with a range of matching wall and base units, solid wood block wrap around work surfaces and contemporary tiling over, single drainer stainless steel sink unit with chrome swan neck mixer tap, built-in refrigerator, freestanding range style cooker with five gas burners, electric hot plate, three ovens and a grill, inset ceiling spotlights, broom cupboard, frosted UPVC double glazed door to outside, open plan to:



**BREAKFAST AREA**

A bright dual aspect with UPVC double glazed windows enjoying superb views over the decking and continental style gardens and light woodland, radiator, continued hard wearing wood finish flooring.





## OUTSIDE

### GARDENS

The front of the property is approached over a succession of steps which leads down through a succession of terraces which are well stocked with a variety of plants and shrubs giving plenty of colour throughout the spring and summer months. A side gate leads along a pathway into the fabulous rear garden which enjoys plenty of sunshine and privacy and has an extensive paved and decked patio running across the back of the bungalow and an under floor storage area. As you will see, a large decked patio with solid wood balustrades bedecked with climbing plants providing a lovely place to relax and entertain your family and friends. From the patio, steps lead down to a beautiful oriental themed terraced garden bedecked with a wide variety of plants, shrubs and exotic trees including a Bottle Brush, Contorted Willow, Azaleas and Iris and tucked away you will find a pergola which is covered with the most beautiful, fragrant Wisteria making this the best place to sit and chill after a hard day at work. Within this garden you will see an aluminium framed greenhouse and access to a **workshop/store measuring 2.64m (8'8") x 2.62m (8'7")** with lighting and power and further storage space.

**COUNCIL TAX** Band C.

### SOLAR PANELS

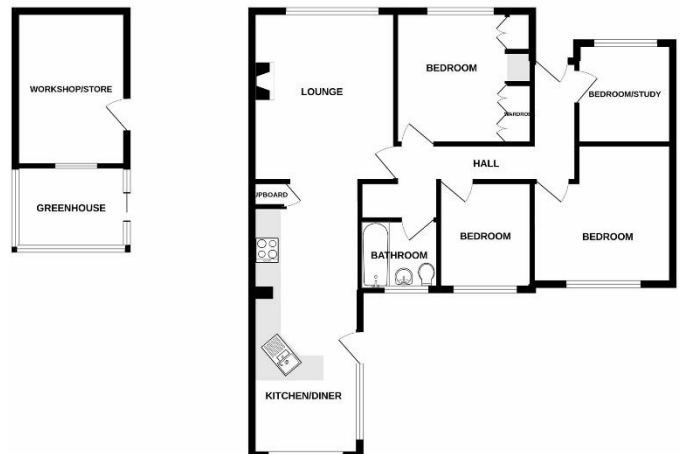
These are wholly owned by our client and provide a healthy feed-in tariff, details upon request.

### SERVICES

Mains drainage, water, electricity and gas.

### 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.



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.

