



Falmouth

A delightful semi-detached bungalow
Popular location backing light woodland
Comes to the market with 'no onward chain'
Well-presented and proportioned accommodation
Fabulous plantsman's gardens
UPVC double glazing, gas central heating by radiators
Large sitting room, fitted kitchen
Three bedrooms, modern shower room/WC
Integral garage, sloping driveway
Viewing highly recommended

Guide £315,000 freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK7183



We are thrilled as our clients' sole agents, to bring this three-bedroom semi-detached bungalow, backing onto light woodland, to the market for the first time in over 25 years with the attraction of being a 'chain free' transaction.

The bungalow is well presented and maintained by our vendor who is now downsizing to a smaller home giving new owners the chance to create their own special home in this favoured location.

The property has features including gas fired central heating by radiators, UPVC double glazed windows and doors and hard-wearing wood finish flooring.

The accommodation includes a covered porchway, L-shaped reception hall, large sitting room with broad and tall windows enjoying a fabulous outlook over the rear gardens to woodland beyond, fitted kitchen, three bedrooms (two doubles and a single) and well-appointed shower room/WC in white. Outside, there are terraced gardens to the front, a sloping driveway that leads down to an integral garage and a pathway alongside leads to the fabulous well stocked plantsmans gardens.

A regular bus service takes you into Falmouth's bustling town centre where you will find an eclectic blend of independent and high street named retail outlets plus a great selection of restaurants from around the world, public houses, bars, the Poly Theatre, The Phoenix multi-screen cinema and at the far end of the town, The National Maritime Museum. Falmouth's famous sea front provides a level walk of some 3/4 mile commanding panoramic views from Pendennis Castle across to the horizon and The Lizard Peninsula in the West.

AN EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS DELIGHTFUL BUNGALOW.

WHY NOT CALL FOR AN APPOINTMENT TO VIEW TODAY?

THE ACCOMMODATION COMPRISES:

Covered open porchway from the pathway leads to:

UPVC DOUBLE GLAZED FRONT DOOR WITH LEADED LIGHT INSERTS AND FROSTED PRIVACY PANEL (SINGLE GLAZED) LEADING INTO:



RECEPTION HALL 3.73m (12'3") x 1.78m (5'10") plus 3.66m (12'0") x 0.84m (2'9")



L-SHAPED RECEPTION HALL

With hard wearing wood finish flooring, access to insulated loft space, cloaks cupboard, airing cupboard with radiator and slatted shelving, access to principal rooms.

SITTING ROOM 4.55m (14'11") x 3.58m (11'9")

A delightful and bright main reception room with a South and West aspect and a large, broad UPVC double glazed window almost floor-to-ceiling enjoying fabulous views over these wonderful gardens to light woodland beyond, continued hard wearing wood finish flooring, TV aerial point, double radiator, telephone point, coved cornicing, ceiling rose.



KITCHEN 2.74m (9'0") x 2.59m (8'6")

A lovely bright kitchen with UPVC double glazed window and glazed door to outside enjoying fabulous views across these wonderful gardens to light woodland beyond. Equipped with a range of matching wall and base units, roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit, chrome mixer taps, gas and electric cooker panel, space for slimline cooker, plumbing for washing machine, space for under counter refrigerator or freezer, radiator, roller blind, vinyl flooring.

**BEDROOM ONE 3.58m (11'9") x 3.51m (11'6")**

Again, with continued hard wearing wood finish flooring, radiator, broad UPVC double glazed window again enjoying fabulous views over these lovely gardens to woodland beyond.

**BEDROOM TWO 4.34m (14'3") x 2.59m (8'6")**

With radiator, broad UPVC double glazed window overlooking the front garden, coved cornicing, central ceiling light.

**BEDROOM THREE 2.59m (8'6") x 1.68m (5'6")**

Double glazed window overlooking the garden, vinyl flooring, radiator.

SHOWER ROOM 2.59m (8'6") x 1.68m (5'6")

Well-appointed with a white suite comprising; large shower cubicle with bathroom panelling, thermostatically controlled electric shower and screening, pedestal wash basin, low flush WC, ladder style heated towel rail, half tiled walls, frosted double glazed window, vinyl flooring.

**OUTSIDE****INTEGRAL GARAGE 4.83m (15'10") x 2.62m (8'7")**

With up and over door, lighting and power, gas meter, window overlooking the rear, approached by a sloping driveway.

GARDENS

To the front of the property there are sloping gardens with broad paved steps leading down to the front door with safety handrails, raised lawns and well stocked flower borders with plants and shrubs. To the right-hand side of the bungalow there is a pathway leading to a fabulous rear garden which has been richly stocked by the owner who worked at Trebah Gardens and this follows a tropical theme with tree fern and Irises, Camellias, Azaleas, Hydrangeas, Roses, Rhododendrons of all varieties, Japanese Honeysuckle and more besides. A paved patio and pathway provide a delightful sunny area to relax and entertain your family and friends. One corner of the patio sits a painted blue summerhouse which is included in the sale. A stepping stone pathway leads through these wonderful gardens passing garden shed on the right and at the far end, a greenhouse. It is impossible to do justice to such a wonderful garden in print, only a personal viewing will allow you to fully appreciate the hard work and love used to create this garden.



COUNCIL TAX Band C.

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.

