



## Falmouth

A fantastic semi-detached bungalow  
Set in a favoured residential location  
Recently re-decorated throughout  
UPVC double glazed windows and doors  
Gas fired central heating by radiators  
Modern fitted kitchen with appliances  
Two double bedrooms & re-modelled shower room  
Spacious sitting room with sea glimpses  
Delightful front and enclosed rear gardens  
Garage, multiple driveway parking

**Guide £320,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND C**

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REF: SK7211



Kimberley's 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 recently re-decorated bungalow comes to the market with the additional benefit of 'no onward chain'.

This lovely property that, as previously mentioned, is well presented throughout, makes this the perfect, ideal home for those wanting to move straight into and enjoy. Packed with many features, this property will impress any prospective new owners and has gas fired central heating by radiators, UPVC double glazed windows and doors, newly panelled entrance hallway, a comprehensive fitted kitchen with built-in appliances and a re-modelled shower room/wc combined.

The bright, well proportioned accommodation in brief comprises; a reception hall, sitting room, fitted kitchen, two double bedrooms and shower room/wc combined. Outside, the property offers ample driveway parking facilities that in turn leads to a single garage, an open plan front garden and at the rear, well stocked enclosed gardens which is laid to lawn for ease of maintenance and has a small decked balcony overlooking Falmouth Town Football Club and sea glimpses.

The bungalow is conveniently located and has a bus stop just a few yards away taking you into the bustling town centre where you will find an eclectic mix of independent and high street branded shops together with public houses, bars, restaurants, multi screen cinema, The Poly Theatre and at the far end of town, Pendennis Castle and Keep.

**An early appointment to view is strongly recommended.**

**Call for your personal viewing today.**

#### **THE ACCOMMODATION COMPRISES:**

From the concrete driveway there is a paved path and step up taking you to the front door.

UPVC double glazed door to:

#### **ENTRANCE HALLWAY**

Painted panelled walls to dado height, laminate flooring throughout, cupboard housing Baxi boiler and electricity fuse box, access to insulated loft space via a loft ladder, doors to all rooms.

#### **SITTING ROOM 4.24m (13'11") x 3.56m (11'8")**

A bright south facing reception room with UPVC double glazed patio doors that lead out onto the rear gardens with sea glimpses, fitted carpet, painted panelled feature wall, central ceiling light, radiator.



#### **KITCHEN 3.91m (12'10") x 2.46m (8'1")**

Comprehensively fitted with a range of matching wall and base units with brushed black handles and touch sensitive lights under the wall cupboards, roll edge block effect work surfaces with integrated black composite sink unit with black mixer tap, a range of quality appliances including a stainless steel four-ring gas hob with fan assisted electric oven below and

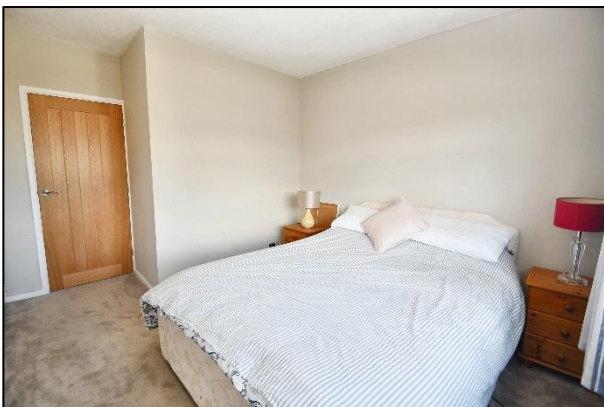


black extractor fan above, space for refrigerator/freezer, space and plumbing for washing machine and tumble dryer, UPVC double glazed window enjoying a pleasant outlook over the front garden, built-in broom cupboard, vinyl flooring.



#### **BEDROOM ONE 2.97m (9'9") x 2.97m (9'9")**

UPVC double glazed window overlooking the enclosed rear garden, radiator, fitted carpet, central pendant light, oak panelled door.



#### **BEDROOM TWO 3.02m (9'11") x 3.38m (11'1")**

UPVC double glazed window overlooking the front garden, radiator, fitted carpet, central ceiling light, oak panelled door.



#### **SHOWER ROOM 2.06m (6'9") x 1.70m (5'7")**

Well appointed and re-fitted with a white suite comprising; large walk-in ceramic tiled shower cubicle with chrome shower attachment and drench head, glass shower screen and grab rail, concealed cistern low-level flush wc and wash hand basin with chrome mixer tap set into a vanity unit, ceramic tiled walls, chrome ladder style heated towel rail, vinyl flooring, inset ceiling spotlights, UPVC frosted double glazed window, oak panelled door.

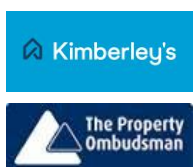


#### **OUTSIDE**

##### **SINGLE GARAGE**

There is a single garage accessed over the concrete driveway via a roller up and over door and having light and power.

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.





## PARKING

Located at the front of the garage and with parking for multiple vehicles in tandem.

## GARDENS

To the front of the property there is an open plan lawned garden interspersed with a wide variety of mature plants and shrubs providing a good degree of privacy.

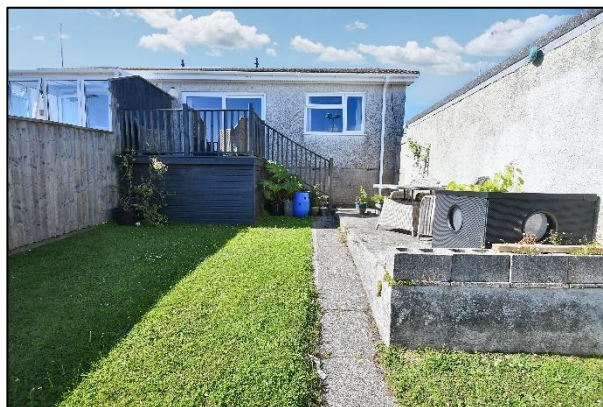
To the rear there are wonderful south facing gardens mainly laid to lawn with patio and balcony area that enjoys the morning and evening sun, providing a lovely area to sit and relax. The property overlooks Bickland Park, the home of Falmouth Town Football Club and has sea glimpses beyond.

**SERVICES** Mains water, drainage, electricity and gas.

**COUNCIL TAX** Band C.

## 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  
57 sq m / 616 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 Magic Snappy 360.

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