



## Falmouth

A fantastic, well appointed detached bungalow  
Four bedroom accommodation  
Large kitchen/dining room  
Family bathroom/wc combined  
Utility/shower room  
Off road parking facilities  
Enclosed rear gardens  
UPVC double glazing, gas central heating  
Popular location close to town centre  
Viewing highly recommended

**Guide £425,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

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

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

REF: SK7219



A spacious and well presented detached bungalow situated in this ever popular location close to Falmouth town centre with the benefit of off road parking.

The accommodation is flexible and in brief comprises; four bedrooms, sitting room, large kitchen/dining room, utility/shower room and family bathroom. Outside, the property offers a good sized enclosed rear garden and parking to the front and side.

Kimberley Park Road is an extremely sought after residential road that leads down to The Moor and Piazza to Falmouth's town centre where there is a wide range of shops, businesses and leisure facilities along with a selection of bars, pubs and restaurants. Just a stones throw from the property you will also find Kimberley Park which comprises of approximately 7 acres of space with pond, children's play areas, a new community stage and a variety of large trees, plants and shrubs. Within walking distance of the property there is a selection of junior schools and also Falmouth senior school.

**As the vendor's sole agents, we highly recommend an early appointment to view.  
Why not call for your personal viewing today?**

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

A storm porch leads to a part leaded light effect double glazed front door providing access to:

#### **ENTRANCE HALL**

Doors leading to two bedrooms, sitting room, kitchen/dining room and utility/shower room, radiator, loft hatch, cupboard housing fuse box and board.

#### **SITTING ROOM 4.11m (13'6") x 3.68m (12'1") into bay.**

With a double glazed box bay window to the front aspect, feature fireplace with tiled hearth, surround and wooden mantle with alcoves and shelving either side, radiator, TV aerial point, telephone point, coved ceiling, centre light.



#### **BEDROOM TWO 3.68m (12'1") x 3.48m (11'5") maximum measurement into alcove.**

Double glazed window to the front aspect, radiator, picture rail, ceiling light.

#### **BEDROOM THREE 3.61m (11'10") x 3.02m (9'11")**

Double glazed window to the side aspect, built-in shelving, radiator, TV aerial point, ceiling light.



#### **UTILITY/SHOWER ROOM 1.93m (6'4") x 1.78m (5'10")**

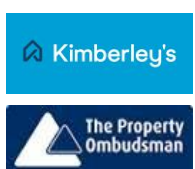
With an opaque double glazed window to the side aspect, roll edge work surface with cupboard under and inset stainless steel single drainer sink unit, space and plumbing for washing machine and tumble dryer. Fitted with a white suite to comprise; low-level flush wc and shower cubicle with wall mounted electric shower, picture rail, ceiling light.



#### **KITCHEN/DINING ROOM 7.14m (23'5") x 2.95m (9'8")**

A dual aspect room with two double glazed windows to the side aspect and further double glazed window to the rear overlooking the garden.

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.







### **KITCHEN AREA**

Fitted with a modern fitted kitchen with matching base and wall mounted units, roll edge work surfaces to three sides, tiled splash back and inset stainless steel single drainer double bowl sink unit with mixer tap, space and plumbing for a range style cooker, space and plumbing for an American style fridge/freezer, wall mounted boiler serving the domestic heating and hot water, double glazed opaque door to garden.



### **DINING AREA**

Feature coal burning stove, cupboard housing hot water cylinder with shelving, radiator, TV aerial point, coved ceiling, ceiling lights and spotlights, door to inner hall.

### **INNER HALL**

Doors leading to further bedrooms and bathroom.

### **BEDROOM ONE 5.66m (18'7") x 2.64m (8'8") including wardrobes.**

With a double glazed window to the rear aspect overlooking the gardens, built-in wardrobes providing hanging and shelved storage, TV aerial point, radiator, ceiling light.



### **BEDROOM FOUR 4.57m (15'0") x 2.67m (8'9")**

With a double glazed window to the rear overlooking the gardens, radiator, TV aerial point, ceiling light.

### **BATHROOM**

Comprising a matching suite in white comprising corner bath, low-level flush wc, wash hand basin with shelving under and shower cubicle with wall mounted electric shower, ladder style radiator, part tiled walls, tiled floor, coved ceiling, ceiling light and ceiling mounted extractor.



### **OUTSIDE**

#### **FRONT**

The front is bordered by dwarf walling and is laid to shingle with some planting and also provides off road parking. The side in turn leads to the rear.

#### **REAR**

There is a good sized enclosed rear garden which is laid to paving and immediately adjacent to the property which provides a superb area to sit out. There is also a planted area which is laid to shingle. Steps lead down to a further area laid to lawn with summerhouse and established shrubs and trees and with brick walling and fencing to boundary, outside cold water supply, wooden pedestrian gate to side and further double gates provides access to the driveway.





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

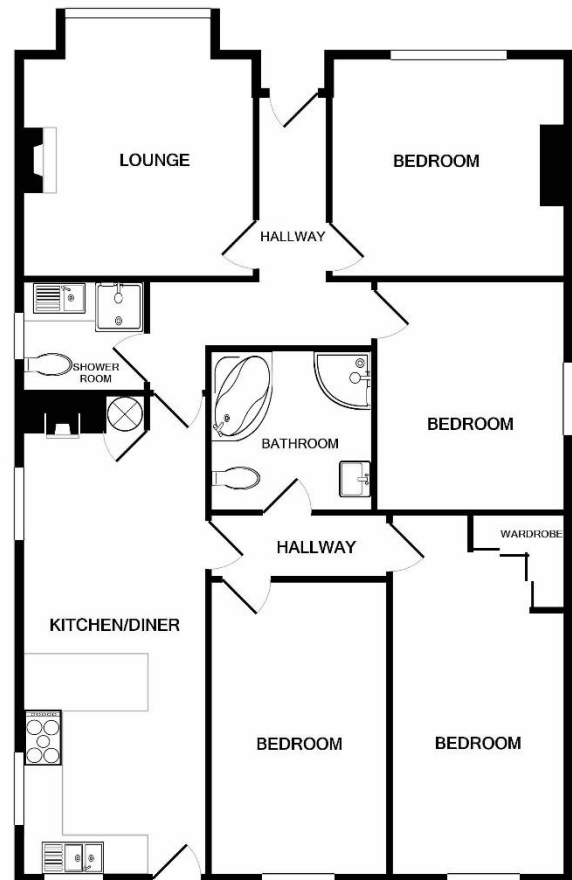
**COUNCIL TAX** Band C.

### **DIRECTIONS**

From our office proceed up Killigrew Street turning right into Brook Street then left into Kimberley Park Road. At their traffic lights continue straight ahead and the property can be located on the left hand side.

### **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.



TOTAL APPROX. FLOOR AREA 1178 SQ.FT. (109.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

**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.

