



Falmouth

An attractive two-bedroom bungalow
Bright and spacious lounge, offering comfortable living space
Well-presented kitchen with ample units and work surfaces
Newly fitted contemporary bathroom finished to a high standard
Double glazing and gas central heating throughout
Neatly arranged accommodation
Opportunity to further personalise
Off street parking, driveway and garage
Being sold with no onward chain
Viewing highly recommended

Guide £340,000 Freehold

AWAITING EPC

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

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REF: SK7291



Kimberley's are excited to bring to the market this attractive detached two-bedroom bungalow which offers well-presented accommodation in a peaceful and sought after residential location. The property is ideal for those wishing to downsize or first time buyers as it is a low maintenance bungalow.

The property provides a practical layout with modern improvements already in place. Inside you are welcomed into a bright open spacious lounge featuring generous natural light, ample room for a variety of furnishings. There is a well-appointed kitchen offers good storage and workspace making it both functional and easy to maintain. The property benefits from a newly fitted contemporary bathroom finished to a high standard with modern fixtures and fittings, both bedrooms are well proportioned and comfortably accommodate bedroom furniture creating versatile spaces to sleep in, guests or office use.

Throughout the bungalow there is double glazing which provides improved warmth and energy efficiency. Externally the bungalow offers scope to personalise or further enhance the property to suit individual tastes.

The bungalow is well positioned for local amenities, a regular bus service takes you into Falmouth 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, poly theatre, the phoenix multi-cinema and at the far end of town the national maritime museum. Falmouth's famous seafront provides a level walk some three quarters of a mile commanding panoramic sea views from Pendennis Castle across the horizon to the lizard peninsular towards to west.

As our clients sole agents we thoroughly recommend an immediate viewing to secure this property.

Why not call to make an appointment today!

THE ACCOMMODATION COMPRISES

Access via a pathway leading up to a UPVC double glazed half glass door leading to:

ENCLOSED PORCH

Useful for coats and boot storage, this leads to another glass door to the kitchen.

KITCHEN 5.11m (16'9") x 2.26m (7'5") In total

A well-appointed kitchen fitted with a range of contemporary units and quality worktops that offer excellent storage and preparation space, room for appliances, integrated double oven, fuse box, UPVC double glazed window overlooking the side elevation with a grey sink and drainer unit with chrome hot and cold mixer tap, lino flooring and central ceiling indent spotlights. A door leads to:



LOUNGE 3.66m (12'0") x 4.85m (15'11")

A bright and spacious reception room featuring good proportions, ideal for relaxing and entertaining, carpet, UPVC double glazed window overlooking the front elevation, central ceiling light, feature Calor gas fireplace, six panelled wooden door leads to:





HALLWAY

Access to boarded loft space, ladder, and electric. Doors leading to the bathroom, bedrooms and conservatory.

BATHROOM 1.85m (6'1") x 1.88m (6'2")

A newly fitted modern bathroom comprising of a walk-in shower with glass shower door, a white comfort toilet, a vanity unit with hot and cold mixer taps, a frosted UPVC double glazed window, indent ceiling spotlights and lino flooring.



BEDROOM ONE 2.67m (8'9") x 4.06m (13'4")

A good-sized principle bedroom offering a peaceful retreat, overlooking the south west facing garden, fully fitted wardrobes, carpet, central ceiling pendant light, and an additional cupboard housing the boiler.



BEDROOM TWO 2.95m (9'8") x 3.86m (12'8")

Again a light bright double bedroom with a picture rail, central ceiling pendant light, a large radiator, carpet, a UPVC double glazed door leading to:



CONSERVATORY 5.03m (16'6") x 1.98m (6'6")

With tiled flooring, electric and heating, perfect for extending the living space, and all year-round enjoyment with views overlooking the garden.



GARDEN

The garden at the rear is well maintained and low maintenance, offering a mixture of patio and planting. Suitable for outdoor dining, play or relaxation.



GARAGE

A single garage provides parking or valuable storage space with power.

SERVICES Mains drainage, gas and electric

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.



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