



## Leedstown

A detached double fronted bungalow  
Prominent village centre location  
Conveniently located for coast and country  
Oil fired central heating by radiators  
UPVC double glazed windows, doors and conservatory  
A refitted kitchen and bathroom/wc  
A flexible two/three double bedrooms  
Living room/conservatory, snug/office  
South facing lawned rear gardens  
Driveway parking for 2/3 vehicles

**ENERGY EFFICIENCY RATING  
BAND D**

**Guide £345,000 Freehold**

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

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

REF: SK7314



A great opportunity to own this delightful two/three bedroom detached bungalow which is set in the heart of Leedstown conveniently placed for access to Hayle, Helston, Camborne, Penzance, countryside and the beaches on the North Coast.

The bungalow is currently a lovely home for a growing family who are seeking to move to a larger property closer to their workplaces.

The accommodation has been extended over the years and offers features including oil fired central heating by radiators, UPVC double glazed windows, doors and living room/conservatory, a refitted kitchen and a combination of hard wearing flooring throughout. The versatile and flexible accommodation includes in sequence, an entrance vestibule, reception hall, sitting room/bedroom three, two further double bedrooms, a remodelled bathroom/wc combined, a refitted kitchen which is open plan to a bright dual aspect living room/conservatory with a door leading to a snug/office and beyond that the utility room.

Outside the property at the front there is off road parking on a gravel driveway for two/three family style vehicles and at the rear a delightful south facing enclosed gardens mainly laid to lawn with patio area to one side.

Leedstown is a convenient and centrally located village which is set around a crossroads and having easy access by road to the larger surrounding towns of Helston, Camborne, Redruth, Penzance and Hayle. The village itself has a popular traditional public house, a primary school, an active village hall and the neighbouring villages of Praze-an-Beeble and Townsend have good every day convenient stores facilities and sandy beaches along the North Coast with coastal walks.

**As our client's sole agents, we thoroughly recommend an early viewing to secure this property.**

**Why not call for an appointment to view today!**

#### **THE ACCOMMODATION COMPRISES**

A UPVC double glazed front door with a frosted privacy panel to:

#### **ENTRANCE VESTIBULE**

With ceramic tile flooring, pine and frosted multi paned door leading into:

#### **RECEPTION HALL**

Having a radiator, linen cupboard, access to insulated loft space, ceramic tiled flooring, access to principal rooms.

#### **SITTING ROOM/BEDROOM THREE 4.09m (13'5") x 3.30m (10'10")**

Currently used as a bedroom by our vendors having a focal point fireplace with inset wood burning stove on a raised marble hearth with matching surround, cove cornicing, double radiator, broad UPVC double glazed window overlooking the front aspect, fitted carpet and pine internal door.



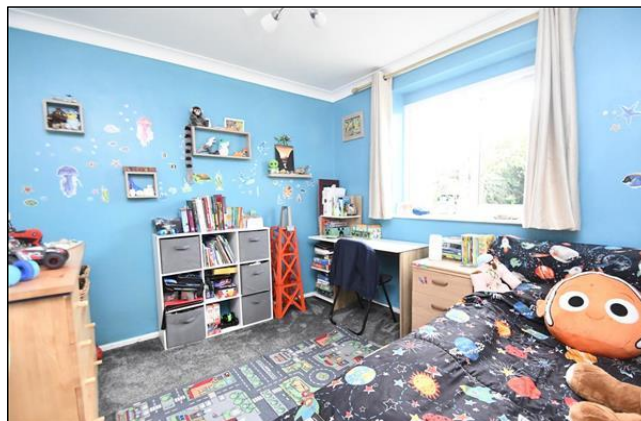
#### **BEDROOM ONE 3.61m (11'10") x 3.30m (10'10")**

UPVC double glazed window overlooking the front aspect, double radiator, fitted carpet, cove cornicing, and a panelled internal door.



#### **BEDROOM TWO 3.10m (10'2") x 2.92m (9'7")**

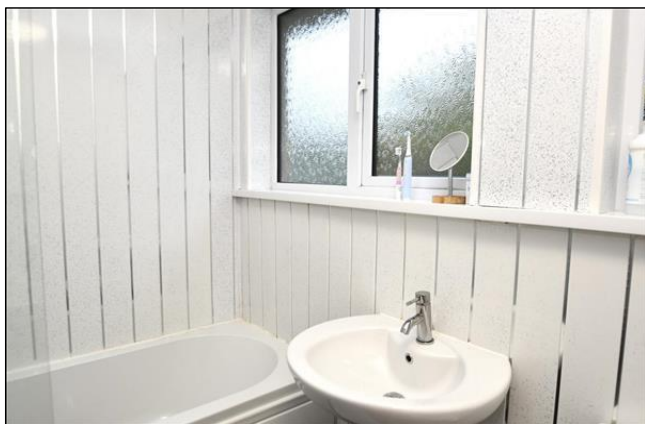
Again, with double glazed window this time enjoying a pleasant outlook over the rear garden and patio, fitted carpet, cove cornicing, pine internal door and radiator.



#### **BATHROOM 2.24m (7'4") x 1.68m (5'6")**

Remodelled at some stage and offering a white suite comprising a P-shaped shower bath with contemporary chrome mixer tap, Myra thermostatically controlled electric shower and curved screening, chrome ladder style heated towel rail, wall mounted china hand wash basin with contemporary mixer tap, low flush wc, sparkly and shimmering white walls, ceramic tile flooring, two frosted double glazed windows overlooking the rear aspect, pine internal door.





#### **KITCHEN 3.30m (10'10") x 2.92m (9'7")**

Well equipped with a range of matching wall and base units, granite effect work surfaces with ceramic tiling over, composite one and half bowl single drainer sink unit and chrome swan neck mixer tap over, ceramic hob with cooker hood over and tiled splash back, single fan assisted oven alongside, space for under counter refrigerator, larder cupboard, painted panel ceiling spotlights on tracking, ceramic tile flooring, open plan to:



#### **LIVING ROOM/CONSERVATORY 5.56m (18'3") x 3.56m (11'8")**

A fabulous addition to the home offering a lovely bright triple aspect main reception room which faces south and enjoys a lovely aspect through UPVC double glazed windows overlooking and leading to the garden through french doors, double glazed flanked window, mono pitch UPVC double glazed roofing, fitted spinnaker sail sun ceiling blind, radiator, tv aerial point, vinyl wood finish flooring, glazed door to:



#### **SNUG/OFFICE 3.35m (11'0") x 2.59m (8'6")**

A useful room to use as an office or tv snug, having velux double glazed sky light window, wall mounted consumer electric box, fitted carpet, inset ceiling spot lights, pine and glazed door with frosted privacy panel, window alongside leading to:



#### **UTILITY ROOM 2.62m (8'7") x 2.54m (8'4")**

Dual aspect UPVC double glazed windows overlooking the front garden and door to the side, plumbing for a washing machine.



## OUTSIDE

### GARDEN

At the front of the bungalow there is a gravel driveway providing plenty of off street parking for three family sized vehicles. At the rear there is a delightful south west facing garden which is enclosed and principally laid to lawn, paved and patio area to the side, open timber structure and side access leading to a gate which in turn takes you back to the drive. There is also a screened oil tank within the rear garden.



**SERVICES** Mains water, electricity and septic tank, oil fired central heating and hot water provided from an external boiler.

**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.



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.

