



## Longdowns

A stylish semi-detached house  
Ideal for a growing family  
UPVC double glazed windows and doors  
LPG gas central heating throughout  
Open plan living area with wood burner  
Engineered oak flooring to the ground floor  
Delightful contrasting fitted kitchen with appliances  
Three bedrooms, luxurious bathroom/wc  
Enclosed gardens with patio and lawned areas  
Generous tarmac driveway with off road parking

Guide £285,000 Freehold

ENERGY PERFORMANCE RATING BAND C

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REF: SK7322



We are delighted to receive instructions from our returning clients to sell this modern, well presented, three bedroom semi-detached house, set in the heart of the village of Longdowns near Penryn, with good local facilities and easy access to the surrounding towns of Falmouth, Penryn, Helston and further afield, the cathedral city of Truro.

Our clients have enjoyed the past five years here and are now looking to move to a larger home for their family and with one already in mind, they are obviously very motivated to find a proceedable buyer.

As you would expect from a modern home, there are plenty of features to impress any prospective new owners including UPVC double glazed window and doors, LPG gas heating (under floor to the ground floor and radiators to the first floor), an off centre wood burning stove in the living area and a combination of engineered oak flooring to the ground floor and fitted carpet to the first floor.

The well planned accommodation includes in sequence, an entrance vestibule, cloakroom/wc, an open plan ground floor encompassing an impressive fitted kitchen and bright dual aspect living area which has patio doors leading out to the garden. A staircase leads to the first floor landing where you will find three bedrooms and a luxurious family bathroom/wc combined. Outside the property, at the front, there is wide tarmac driveway with generous off road parking and at the rear, enclosed gardens with lawn and paved patio.

Longdowns has the convenience of a petrol station/store just down the road with a Post Office/General Store located within Rame just a short drive away. A wider range of facilities can be enjoyed in the nearby towns of Penryn including Falmouth University (Tremough Campus) and Falmouth town **that can boast the world's third biggest natural harbour**, international renowned sailing waters and coastline and a spectacular sea front which offers a choice of lovely beaches and coastal walks. The market town of Helston is approximately 6 miles distant in the other direction also offering a wide range of commercial and leisure facilities.

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

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

#### *THE ACCOMMODATION COMPRISES:*

Composite double glazed front door leading to:

#### *ENTRANCE VESTIBULE*

With cloaks cupboard, electric meters and continuous under floor heating throughout the ground floor.

#### *CLOAKROOM/WC*

With low flush wc, frosted double glazed window, plumbing for washing machine, space for tumble dryer, ceramic tiled flooring.

#### *OPEN PLAN KITCHEN AND LIVING AREA*



#### *KITCHEN/DINING AREA 4.47m (14'8") x 3.51m (11'6") into recess.*

Well equipped with a full range of matching wall and base units in contrasting finish, wrap around wood effect work surfaces with matching splash backs over, electric ceramic hob with cooker hood over and single fan assisted oven under, concealed refrigerator/freezer and dishwasher, single drainer stainless steel sink unit with chrome swan neck mixer tap and cutlery drainer, inset ceiling spotlights, broad UPVC double glazed window and Venetian blinds overlooking the front driveway, open plan to:





*SITTING ROOM AREA 5.51m (18'1") x 3.96m (13'0")*

A bright reception room with continued engineered oak flooring, UPVC double glazed French doors leading to the garden, double glazed flank window, TV aerial point, off centre circular wood burning stove set on a glass plinth, inset ceiling spotlights.



*TURNING STAIRCASE TO FIRST FLOOR LANDING*

With airing cupboard housing an LPG gas central heating boiler, access to insulated loft space.

*BEDROOM ONE 3.17m (10'5") x 3.05m (10'0")*

Having a double glazed window enjoying a pleasant outlook to countryside at the front, double fitted wardrobe cupboard with oak sliding doors, inset ceiling spotlights, radiator, TV aerial point.



*BEDROOM TWO 3.73m (12'3") x 2.79m (9'2")*

Again, having a double glazed window enjoying a pleasant outlook, inset ceiling spotlights, fitted carpet, fitted wardrobe cupboard, light oak internal door.



*BEDROOM THREE 2.59m (8'6") x 2.54m (8'4")*

Having a double glazed window enjoying a pleasant outlook, inset ceiling spotlights, fitted carpet, fitted wardrobe cupboard, light oak internal door.



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.



### BATHROOM

Well appointed with a white suite comprising: panelled bath with chrome mixer tap and shower attachment, fully tiled surround and shower screen, China hand wash basin with contemporary chrome mixer tap, mirrored bathroom cabinet, low flush wc, second fully tiled wall, ceramic tiled flooring, extractor fan, frosted double glazed window, light oak internal door.



### OUTSIDE

### PARKING

To the front of the property there is a wide tarmacadam driveway providing good off road parking facilities and a side gate leading to the rear garden which is enclosed and offers an extensive paved patio and a small lawned area.

**COUNCIL TAX** Band C.

### SERVICES

Mains electricity and water. LPG gas central heating (under floor to the ground floor and radiators to the first floor).

### DRAINAGE

There is a shared septic tank with three other homes which is emptied every 12 months (£120 approximately).

### 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.

### FLOORPLAN

