



Falmouth

A bungalow with elevated views
Two bedroom accommodation
Extended to the rear with individual features
Detached 18ft garage with remote doors
Large wrap around decking area with glass balcony
Mature garden to the rear of the property
12' x 8' potting shed
Gas central heating and double glazing
Set in a prime residential location
Views over the area and Tregonnigie woods



Guide £350,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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REF: SK7124



Located in a prominent position in Manor Crescent is this extended semi detached bungalow that sits in a commanding position with elevated views over the area and Tregoniggle woods.

Although originally built in the 1960s, the property was remodelled and extended in 2009 by the current vendors and has since had further works to the grounds that include an impressive decking area that wraps around the property with a stylish glass and stainless balcony that enjoy the views.

The accommodation in brief comprises of a living room with elevated views and feature fireplace, modern kitchen, sun room/dining area that overlooks the rear garden, bathroom and two bedrooms, all presented to a good standard and with gas central heating and double glazing throughout. Outside there is a detached 18' garage with remote control roller doors, gardens with feature decking, mature rear garden and a 12x8 potting shed.

The bustling harbourside town of Falmouth has a myriad of shops, cafes, restaurants and entertainment venues including The Maritime Museum, Phoenix multi-screened cinema, The Poly Theatre and the Princess Pavilion that hosts a number of shows throughout the year. For the keen sailor, Falmouth has access to some of the best sailing waters in the world with Falmouth Yacht Marina at Ponsharden and mooring facilities at hand.

As the owner's sole agents, we highly recommend an early appointment to view.

THE ACCOMMODATION COMPRISES:

From the roadside and garage, a flight of steps with stainless steel handrails leads through a low maintenance front garden to the impressive decking and around to the rear garden and property entrance.

UPVC double glaze door opening onto:

SUN ROOM/DINING AREA 2.54m (8'4") x 2.21m (7'3")

A pleasant, light and airy room with UPVC double glazed windows overlooking the rear gardens, skylight with Velux style window, radiator, finished with a Flotex timber effect floor and archway through to the kitchen.



KITCHEN 3.43m (11'3") x 2.59m (8'6")

A nicely fitted modern kitchen with a range of base and wall units consisting of cupboards and drawers with metal door furniture, roll top worktops incorporating a stainless steel sink with drainer and mixer tap with glass splash back, recess for oven, recess for fridge/freezer, recess and plumbing for washing machine, Flotex timber effect flooring, strip light, loft trap with pull down ladder system with access to the roof space.



LIVING ROOM 3.35m (11'0") x 3.35m (11'0") maximum.

Feature large UPVC double glaze window enjoying elevated views over the area and Tregoniggle woods beyond, feature open fireplace with polished stone surround and hearth with timber mantle over, textured coved ceiling with centre light, radiator, finished with carpeted flooring.



HALLWAY

Centre light, radiator, finished with carpeted flooring and doors off to the bathroom and accommodation.

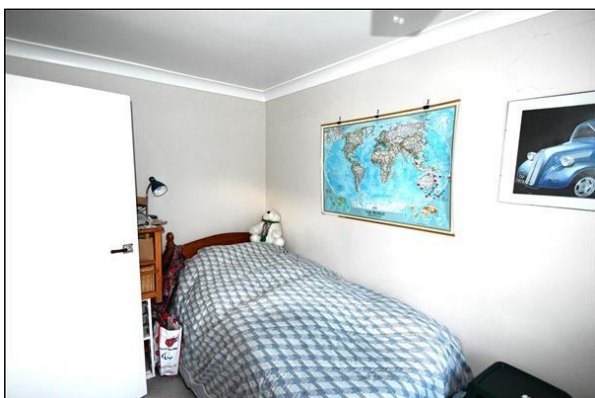
BEDROOM ONE 3.20m (10'6") x 3.20m (10'6")

A range of built in wardrobes, UPVC double glazed window with fine elevated views, radiator, coved ceiling with centre light.



BEDROOM TWO 3.43m (11'3") x 2.13m (7'0")

Double glazed window overlooking the rear garden, radiator, coved ceiling with centre light.



BATHROOM

Comprising of a three-piece suite comprising: panelled bath with electric shower over and screen, pedestal wash handbasin and a low-level WC, radiator, double glazed window to rear, tiled walls, textured ceiling with centre light.



OUTSIDE

DETACHED GARAGE 5.59m (18'4") x 2.82m (9'3")

Remote controlled electric roller doors, light and power.

GARDENS

As previously mentioned, the property has a low maintenance, terraced garden to the front, impressive decking area with glass and stainless steel balcony which enjoys elevated views over the area. To the rear, the decking continues to the entrance and traditional garden. This garden consists of a path that leads to a garden with lawned areas with mature plants and shrubs. There is also a 3.66m (12'0") x 2.44m (8'0") **POTTING SHED**.

SERVICES

Mains gas, electric, water and drainage.

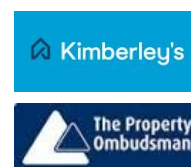
COUNCIL TAX Band B.



MONEY LAUNDERING

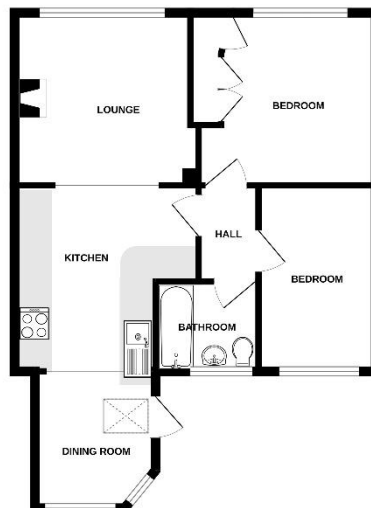
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 528 sq.ft. (49.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, it is not intended to be a precise representation of the actual property. It is not intended to be a substitute for a professional survey. The floor plan is provided for information only and should not be relied upon for any purpose. The floor plan is not intended to be a substitute for a professional survey. The floor plan is provided for information only and should not be relied upon for any purpose.

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