



Penryn

A delightful semi-detached bungalow
Set in a traffic free location
Being sold with 'no onward chain'
Independent electric heating
Three bedrooms, new fitted kitchen, spacious lounge
UPVC double glazed windows
Three piece bathroom suite
Enclosed front and rear gardens
Detached garage and driveway parking
Viewing highly recommended

Guide £355,000

**ENERGY EFFICIENCY RATING
BAND E**

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

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www.kimberleys.co.uk

REF: SK7173



A fantastic opportunity to own this well appointed three bedroom semi-detached bungalow set within a traffic free location in a very popular residential area of Penryn.

The property that is being sold with 'no onward chain', has been recently redecorated throughout and has a newly fitted kitchen and carpets.

The accommodation in brief comprises: entrance hallway, three bedrooms, well appointed bathroom, newly fitted kitchen and a spacious lounge. Outside there is a garage (attached to the neighbours) and off street driveway parking facilities, a side patio and enclosed front and rear gardens.

The property is set in a well-appointed cul-de-sac in with easy access to the historical town of Penryn. A short drive will take you down to the main town centre with its varied selection of shops, cafes, public houses, a Post Office, and galleries. A local bus service would transport you regularly to Falmouth as well as the train station which also connects to the cathedral city of Truro and on to mainline Paddington

As the vendors sole agents, we highly recommend an early appointment to view this lovely property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES

HALLWAY

Newly fitted oak flooring, night storage heater and contemporary internal doors throughout.

LOUNGE 5.08m (16'8") x 3.66m (12'0")

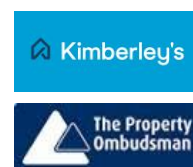
A spacious newly decorated room with a large picture UPVC double glazed window overlooking the front enclosed garden, night storage heater, central spotlights, newly fitted carpet.

KITCHEN 3.71m (12'2") x 2.69m (8'10")

A well appointed newly fitted kitchen comprising a range of wall and base units in contemporary grey with wood effect work surfaces and grey ceramic tiling over, oak effect flooring, integrated appliances including halogen hob and single oven, inset stainless steel sink with chrome mixer tap, space for washing machine, light oak effect flooring, door to larder cupboard, UPVC double glazed window and UPVC 1/2 glazed door to the rear, spotlights.



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.



BEDROOM ONE 3.58m (11'9") x 2.95m (9'8")

A light and bright newly decorated room with UPVC double glazed window overlooking the front garden, new fitted carpet, central pendant light.

**BEDROOM TWO 2.67m (8'9") x 2.39m (7'10")**

Another light and bright newly decorated room with UPVC double glazed window overlooking the side aspect, new fitted carpet, central pendant light.

**BEDROOM THREE 2.54m (8'4") x 2.31m (7'7")**

Light and bright newly decorate room with UPVC double glazed window overlooking the rear garden, new fitted carpet, central pendant light.

**BATHROOM 1.96m (6'5") x 1.65m (5'5")**

An obscure UPVC double glazed window to the rear elevation. Fitted with a white suite comprising; corner panelled bath with telephone style wall mounted shower head, low flush wc, pedestal wash hand basin with hot and cold mixer tap, fully tiled, new fitted flooring.



OUTSIDE A driveway leads to a detached garage.

GARDEN

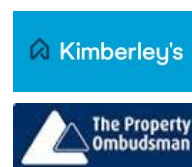
The gardens lie to the front, side and rear of the property and comprises of a gently sloping lawned area to the front, a paved patio area to the side and to the rear, gently sloping lawned gardens with a greenhouse in situ. There are low lying shrubs, a pond and a stream at the bottom of the garden and far reaching views over the fields.

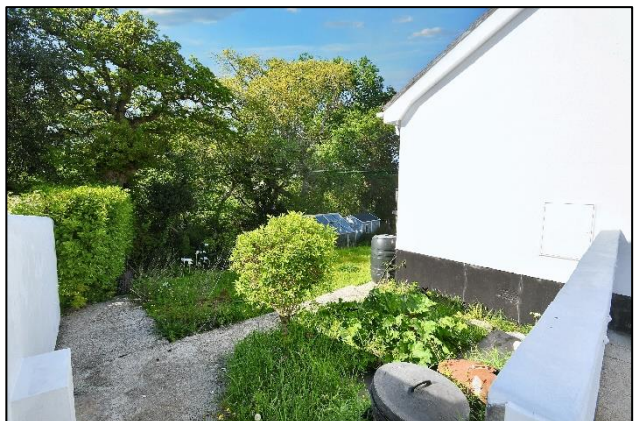
SERVICES Mains electricity, water and drainage.

COUNCIL TAX Band C.



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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.



Approx Gross Internal Area
66 sq m / 706 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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