



Falmouth

A splendid Cornelius detached bungalow
Set in a favoured residential location
Designed by C Russell Corfield ARIBA
Superb well planted mature gardens
Plenty of potential to extend and refresh the property
UPVC double glazing, gas fired central heating
Two double bedrooms, bathroom and separate wc
Detached garage, multiple parking (rear)
Clear Mundic Block Test (December 2020)
Being sold with 'NO ONWARD CHAIN'

Guide £575,000 Freehold

**ENERGY EFFICIENCY RATING
BAND E**

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

01326 311400
www.kimberleys.co.uk

REF: SK7237



A rare and exciting opportunity has arisen to own this splendid, imposing two bedroom Cornelius detached bungalow which is set on a generous, raised corner plot at one of Falmouth's most popular and sought after addresses, close to local amenities, walking distance to the sea front, beaches, Penmere branch line station and down Killigrew Street to the town centre.

The property was believed to have been built in the 1930's (awaiting confirmation) and has distinctive, individual double fronted elevations bearing all the hallmarks of a Cornelius design with prominent pitched slate roofed round bays and an eye-brow window to the first floor elevation. Set in superb well planted gardens with high granite boundaries across the front and side and at the rear, a detached garage and multiple parking within the driveway. This fine property offers new owners so much potential to refresh the interior and space to create further bedrooms on the first floor and the chance to build a double garage/workshop to the rear (all subject to the normal planning permission and regulation approval. The main part of the building is constructed in red brick set on granite foundations with a more modern cavity block kitchen extension at the rear. A Mundic Block test was carried out in December 2021 and was given an A1 classification making this eminently suitable for mortgage lending purposes.

Current features include gas fired central heating by radiators, a focal point fireplace with an electric log effect fire in the lounge, original picture rails and skirtings, beautiful original entrance doors with stained glass and leaded light glasswork, matching side panels.

The spacious accommodation includes a generous reception hall, lounge overlooking the front garden, a separate dining room with patio doors overlooking the side garden, a fitted kitchen with appliances overlooking the rear, two double bedrooms, a re-modelled shower room/wc and separate cloakroom to the ground floor. A staircase leads from the entrance hall to the first floor and a doorway takes you into an attic room with an eye-brow window overlooking the front aspect. From this room a doorway leads into a large boarded attic space which in our opinion is ripe for conversion.

The bungalow is set in a convenient and highly regarded location within walking distance to a local convenience store, chemist, tennis and squash club, King Charles primary school, various university campuses at Woodlane, Gyllyngvase Beach and the sea front and Penmere branch line railway station that connects to the cathedral city of Truro. A longer stroll will take you down Killigrew Street into Falmouth's bustling town centre and waterside districts.

As our client's sole agents, we strongly recommend an immediate viewing to secure this fine property.

THE ACCOMMODATION COMPRISES:

A curved crazy paved slate pathway leads from the front gate, through the garden and up to:

OPEN CURVED PORCH

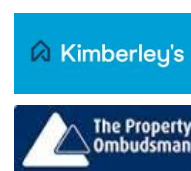
Steps to beautiful double opening period doors with stained glass and leaded light work, matching panels either side and fan lights over and this takes you into:

LARGE RECEPTION HALL 3.17m (10'5") x 3.00m (9'10")

An impressive introduction to the property with one double radiator and shelf over, a single radiator, picture rail, telephone point, access to principal rooms, staircase to first floor.



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.



LOUNGE 6.17m (20'3") x 4.27m (14'0") into bay.

A superb main reception room with curved bay and UPVC double glazed windows with opening fanlights over enjoying a pleasant aspect over the superb front gardens which face South/South West, two small frosted leaded light windows to the side aspect, dark wood fireplace which has marble backing and hearth and inset electric coal effect fire, picture rail and high skirting boards, two radiators either side of the bay, skirting radiators within the bay, central ceiling light, TV aerial point.



DOOR FROM ENTRANCE HALL TO INNER HALLWAY

Having an under stairs storage cupboard, deep walk-in linen cupboard, door to:

DINING ROOM 4.83m (15'10") x 3.15m (10'4") into bay and plus door recess.

A delightful bright second reception room having three double radiators, picture rails, angular bay and double glazed sliding patio doors with matching side panels enjoying a pleasant outlook and giving access to the gardens at the side, archway to:



KITCHEN 4.04m (13'3") x 3.17m (10'5") measured to walls.

Equipped with a range of matching wall and base units with wrap around roll top work surfaces and ceramic tiling over, over counter lighting, 1 1/2 bowl composite sink unit with chrome easy-on mixer tap and cutlery drainer, over pelmet lighting and open shelving, space for washing machine and dishwasher, space for tallboy fridge/freezer, dual aspect with recessed double glazed windows overlooking the rear garden and side patio, inset ceiling eye-ball spotlights, Neff gas hob and cooker hood over, painted and glazed door to:



REAR PORCH

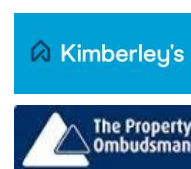
Mat well set within vinyl flooring, coat hooks, frosted double glazed door to outside, plumbing for washing machine.

BEDROOM ONE 4.17m (13'8") x 4.24m (13'11") measured into bay.

A large principal bedroom which has a very pleasant aspect through a curved bay with double glazed windows and fan lights overlooking the front gardens, twin double fitted wardrobe cupboards with overhead storage, pictures rails, high skirting boards, two double radiators.



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BEDROOM TWO 3.89m (12'9") x 3.33m (10'11") measured into recess.

With a double glazed window overlooking the rear patio and garden, wash hand basin set within a vanity unit, picture rail and high skirting boards, twin double fitted wardrobe cupboards with overhead storage.



SHOWER ROOM 2.69m (8'10") x 1.83m (6'0")

Re-modelled with a white suite comprising large walk-in double shower cubicle, Mira thermostatically controlled electric shower and glass screen, pedestal wash basin with chrome easy-on mixer tap, low flush wc, chrome heated towel rail, fully tiled walls, fitted mirror, recessed frosted double glazed window, roller blind, Gloworm wall mounted gas central heating boiler (fitted 2 years ago), mirrored bathroom cabinet, panelled internal door.



SEPARATE WC

With low flush wc, recessed frosted double glazed window, half tiled walls, panelled internal door.

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING Door to:

ATTIC SPACE ONE 4.09m (13'5") x 2.69m (8'10")

With curved eye-brow double glazed window overlooking the front aspect, second door to:

ATTIC SPACE TWO

This attic is boarded and has generous proportions, large enough to accommodate two bedrooms (subject to the normal planning permission and building regulations).

OUTSIDE

DETACHED GARAGE

With an electric roller door and situated to the rear of the plot.

PARKING

A tarmacadam driveway to the right hand side of the garage provides tandem parking for potentially three vehicles and raised stone rockeries stocked with a wide variety of plants and shrubs to the right hand side.

GARDENS

The bungalow is set amidst beautiful, well planted and landscaped gardens which have a maze of slate crazy paved pathways which bisect lawns to the front of the property and delightful well stocked flowerbeds which have a variety of plants, shrubs, palms and trees that provide colour all year round. At the side of the bungalow sits a patio with timber pergola over and an adjacent timber garden shed, a pathway leads to a second paved patio again surrounded by well stocked flowerbeds and bordered by a high stone wall which has a gate leading to the roadway alongside. A timber gate leads into a crazy paved slate pathway which continues to secluded rear patio. Steps lead from here to another pathway which bi-sects two areas of lawn to the left and right hand side and they have well stocked flowerbeds again with plants and shrubs and painted retaining walls. This pathway leads to the parking area at the rear.

SERVICES Mains drainage, water, electricity and gas.

AGENTS NOTE

A Mundic Block Test was carried out at the property in December 2020 and this has produced a clear A1 classification making it eminently suitable for mortgage lending purposes. Further details can be obtained from our office.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX Band D.

DIRECTIONS

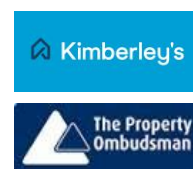
From our office proceed up Killigrew Street to the roundabout at the top. Turn left and proceed down Western Terrace. The property can be found on a corner plot just after the junction for Albany Place on the left hand side.

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.



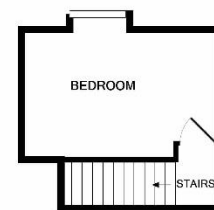
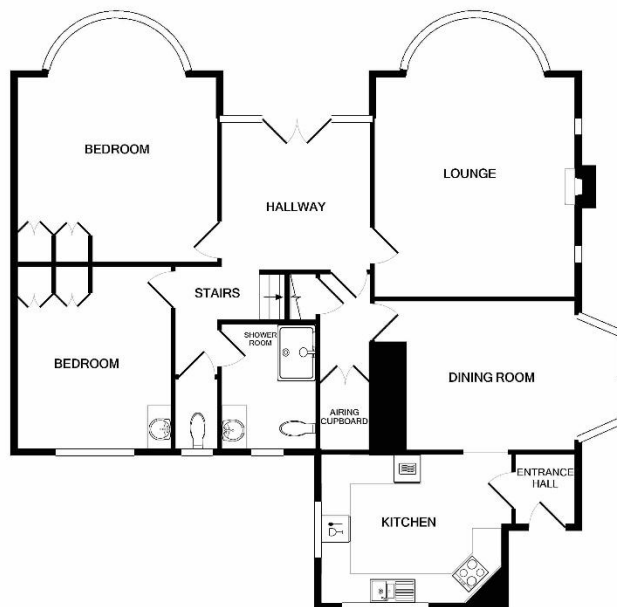
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GROUND FLOOR
APPROX. FLOOR
AREA 1181 SQ.FT.
(109.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 159 SQ.FT.
(14.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1340 SQ.FT. (124.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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