



Carnon Downs

An individual detached family home
Set in a cul-de-sac near the village centre
Being sold with 'no onward chain'
In need of some refreshment and updating
Convenient for Truro city centre
Double glazing, Economy 7 electric heating
Two generous reception rooms, kitchen/breakfast room
Three/four bedrooms (one ground floor), bathroom and separate wc
Attached garage and driveway parking for two vehicles
Mature south facing gardens and patio

Guide £395,000 Freehold

ENERGY EFFICIENCY RATING
BAND F

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REF: SK7316

We are pleased to offer as our client's sole agents, this individual three/four bedroom detached dormer bungalow which sits on an elevated corner plot in this small cul-de-sac facing due south and taking in delightful views across the valley to woodland and countryside beyond.

This spacious home comes to the market for the first time in over 50 years and being sold with 'no onward chain', offering new owners the chance to create something really special here, turning this into a large family home which is not only close to the village centre but just 3 miles from the city of Truro, our counties commercial centre and good access by road and rail to the rest of Cornwall and beyond.

The property itself was extended many years ago and although the property is clean and tidy, it needs some cosmetic refreshment and updating to make it really sparkle - this may just be the home for you!

The accommodation on the ground floor includes in sequence, an entrance porch, reception hall, two large intercommunicating reception rooms, a double bedroom, bathroom & separate wc, kitchen/breakfast room, utility room and a covered walkway to the attached garage. The first floor has three bedrooms (two intercommunicating) - ideal for children and eaves storage. Outside there are south facing gardens to the front and side, a narrow courtyard area to the rear, an attached single garage and driveway parking for two cars.

The well served village of Carnon Downs has good local facilities including an excellent convenience store, hairdressers, post office, dentist, doctors surgery, Daisy Fay Nursery and a butchers shop. At the top of the village you will find the Carnon Inn public house and restaurant and the Carnon Downs Garden Centre which is on the other side of the village. There are excellent transport routes by road to the cathedral city of Truro and surrounding area.

An early viewing is highly recommended to secure this substantial property which is being sold with 'no onward chain'.

THE ACCOMMODATION COMPRISES:

A recessed aluminium framed sliding glass door with matching wide panel gives access to the porch.

PORCH

Aluminium framed double glazed front door with matching side panel and matching frosted privacy panels to:

RECEPTION HALL

Having a night storage heater, turning staircase to the first floor, under stairs storage cupboard, fitted carpet, access to principal rooms.



CLOAKROOM

With low flush wc, frosted UPVC double glazed window, ceramic tiled flooring.

SITTING ROOM 6.10m (20'0") x 3.28m (10'9") plus recess 2.84m (9'4")

A bright dual aspect room with broad UPVC double glazed windows and vertical blinds enjoying south facing views across the garden to the countryside beyond, UPVC double glazed window overlooking the courtyard, a focal point tiled fireplace, two night storage heaters, fitted carpet, frosted door to:



SECOND RECEPTION ROOM/BEDROOM 6.02m (19'9") x 3.05m (10'0")

Again, enjoying a bright dual aspect with UPVC double glazed windows with vertical blinds enjoying south facing views across the countryside, UPVC double glazed door overlooking the rear courtyard, night storage heater, three wall lights, fitted carpet.



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.

KITCHEN/BREAKFAST ROOM 4.57m (15'0") x 2.74m (9'0") plus recess.

Equipped with a range of matching wall and base units in beech effect, roll top work surfaces and splash back panels over, stainless steel sink unit, space for electric cooker with cooker hood over, plumbing for washing machine/dishwasher and space for table and chairs, night storage heater, UPVC double glazed window overlooking the rear courtyard garden, strip light, vinyl flooring, UPVC double glazed door to:



SIDE PORCH 3.66m (12'0") x 1.22m (4'0")

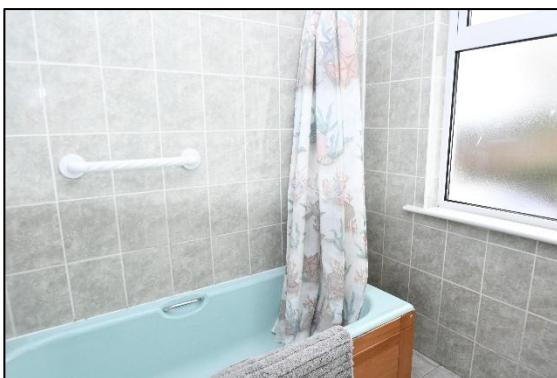
With UPVC double glazed front door to the driveway, door to a useful storage cupboard, personal door to garage, door to:

UTILITY ROOM 1.83m (6'0") x 1.52m (5'0")

With frosted double glazed door to the rear with window overlooking the courtyard garden, fitted base units, space for refrigerator/freezer, lighting and power, vinyl flooring.

BATHROOM 2.01m (6'7") x 1.65m (5'5") plus recess.

With original coloured suite comprising; handled and panelled bath, thermostatically controlled electric shower and fully tiled surround, fully tiled walls and flooring, frosted double glazed window, pedestal wash hand basin with chrome easy-on hot and cold taps and fitted mirror over.



BEDROOM ONE

With UPVC double glazed window enjoying south facing views across the garden to countryside beyond, fitted carpet, night storage heater.



TURNING STAIRCASE FROM RECEPTION HALL TO:

FIRST FLOOR LANDING

With broad UPVC double glazed window enjoying south facing views across the garden to countryside, night storage heater, fitted carpet.

BEDROOM TWO 3.56m (11'8") x 3.43m (11'3")

Having wall-to-wall fitted wardrobe cupboards and central dresser with louvre doors, eaves storage cupboard, night storage heater, fitted carpet, access to loft space, spotlights, canopied ceiling, UPVC double glazed window overlooking the side garden.



BEDROOM THREE 4.47m (14'8") x 3.30m (10'10")

Having louvre door fitted wardrobe cupboard, spotlights, broad UPVC double glazed window enjoying south facing views across the garden to countryside, internal door to:



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BEDROOM FOUR 4.57m (15'0") x 2.67m (8'9") plus recess.

Intercommunicating with bedroom two making this ideal for a growing family with built-in wardrobes, book and display shelving, spotlights, night storage heater, UPVC double glazed window again enjoying south facing views across the garden.



OUTSIDE

The property is approached over a wide gently rising driveway which provides parking for two vehicles and leads to an attached garage.

GARAGE 4.80m (15'9") x 2.82m (9'3")

With light and power and roller door, personal door to the side porch.

GARDENS

To the side of the property there are steps from the driveway which lead to a curved garden with gently sloping lawns and fine south facing views across the valley, well stocked flower borders with plants and shrubs, predominantly Hydrangeas and a low stone retaining wall boundary which has evergreen hedging. A pathway continues from the driveway across the property and becomes a raised south facing patio, an ideal place to relax with your morning coffee or afternoon tea, gently sloping lawns surrounded by well stocked flower borders with plants and shrubs and low stone retaining walls. A pathway on the return side of the property leads to a rear courtyard with raised gravelled areas and block retaining walls, a second gravelled area, outside lighting, seating area.

SERVICES

Mains drainage, water and electricity. (we understand mains gas is available outside the property).

COUNCIL TAX Band D.

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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