



Constantine

A spacious detached bungalow
Three bedrooms, bathroom and separate shower room
Generous corner plot location
Detached garage and private parking
Mature gardens with a range of lawns and patios
UPVC double glazing, Propane gas central heating
Uninterrupted rural views over valley
Wholly owned solar panels
Located in a highly sought after village location
Sold with vacant possession, therefore 'chain free'

Guide £395,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

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

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www.kimberleys.co.uk

REF: SK7338



Offered for sale with 'no onward chain' is this generous detached, three bedroom bungalow that sits on a generous corner plot and set within the ever popular village of Constantine.

This lovely bungalow sits in an elevated position and enjoys views over a wooded valley and countryside beyond.

Although the property could do with updating to reach its full potential, the property does boast many modern features including wholly owned solar panels, UPVC double glazing and Propane gas central heating throughout.

The spacious and well proportioned accommodation comprises; a spacious hallway, 17' dual aspect living room with fine views, 16'10" kitchen with a range of built-in base and wall units, walk-in larder, utility area, conservatory with a pleasant outlook over the rear gardens, a nicely fitted shower room and separate bathroom which could be removed to make a fourth bedroom and three double bedrooms, one having patio doors opening onto the garden and patios. The property has a pull-down ladder which leads to further attic rooms with windows and radiators and has previously been used as an office and studio by our vendor. Outside, below the property, is a detached garage with a parking bay beside it providing off road parking and a path leading up to the property with a range of mature gardens giving a good degree of privacy with a range of shrub, plant and tree borders, patio areas, greenhouse and timber outbuildings, one of which is set up as a studio/workshop.

The popular village of Constantine has a host of amenities at hand including two convenience stores with off licences, The Tolmen Centre and museum that hosts a number of events and Constantine Social Club with its recreation and children's playground facilities. There is a bowling green and the village has their own football and cricket teams. Other facilities include a doctors surgery, a highly regarded primary/junior school, St Constantine Parish Church, The Cornish Arms public house and The Trengilly Wartha Inn just outside the village. There is also a local bus service that provides transport links from Helston to Falmouth.

An internal viewing is strongly recommended to appreciate what this property has to offer and the potential once updated.

THE ACCOMMODATION COMPRISES: All dimensions approximate.

From Parc Monga, there is a parking bay with a detached garage and steps leading up to a path which leads through the front garden to the front of the property. However, there is also a side entrance with path to the rear.

UPVC DOUBLE GLAZED DOOR WITH LETTERBOX TO:

CONSERVATORY 2.82m (9'3") x 1.98m (6'6")

A pleasant UPVC double glazed conservatory with half wall and outlook over the gardens, tiled floor, access to electric meters, UPVC double glazed stable style door opening onto the kitchen.



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 5.16m (16'11") x 2.92m (9'7")

A light and airy traditional fitted kitchen with a range of base and wall units comprising of cupboards and drawers with timber doors and metal door furniture, marble effect wrap around roll top worktop surface with tiled splash back incorporating 1 1/2 bowl sink with mixer tap, four-ring gas hob with extractor canopy over, built-in double oven, recess and plumbing for washing machine/dishwasher, cupboard housing solar panel controls, two UPVC double glazed windows looking out over the side and rear gardens, plastered ceiling with lighting and extractor fan, additional spotlights, radiator, finished with a carpet, door to walk in larder.



WALK-IN LARDER

UPVC double glazed window, shelving, recess for refrigerator/freezer, plastered ceiling with ceiling light.

UTILITY AREA

A walk-in utility area currently housing a tumble dryer, shelving, light, UPVC double glazed window, finished with a vinyl floor.

MAIN HALLWAY

A long t-shaped hallway with UPVC frosted double glazed doors and matching side windows opening onto the gardens, three radiators, door to airing cupboard, further cupboard with safe and a range of storage cupboards with louvre doors, plastered ceiling with ceiling light, loft trap with pull-down folding ladder/staircase leading to the attic rooms, carpet, doors to kitchen, lounge, utility area, two bathrooms and three bedrooms.

AIRING CUPBOARD

Housing a gas fired boiler providing domestic hot water and central heating facilities power by LPG gas, hot water tank with immersion and shelving.

LIVING ROOM 5.16m (16'11") x 3.40m (11'2")

A light and airy dual aspect room with a large UPVC double glazed picture window allowing a good degree of light with amazing uninterrupted views over the garden, valley and countryside beyond, second UPVC double glazed window with outlook to the side garden, large low height radiator, plastered ceiling, focal point electric fire with granite hearth.



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SHOWER ROOM 2.11m (6'11") x 1.93m (6'4")

A modern shower room with three piece suite comprising: walk-in shower with panels and a glass screen, low-level wc, wall mounted wash hand basin with storage under, tiled walls, UPVC double glazed frosted window to rear, radiator, grey matching storage, plastered ceiling with spotlights and extractor fan, finished with a tiled floor.



BATHROOM 3.02m (9'11") x 2.13m (7'0") (could be removed to make way for a fourth bedroom as the current bath/shower rooms are side-by-side)

Comprising a large corner bath with electric shower over and tiled splash back, pedestal wash hand basin, low-level flush wc, UPVC double glazed frosted window to the rear, plastered ceiling with ceiling light and extractor fan, finish with storage cabinets.



BEDROOM ONE 3.53m (11'7") x 3.02m (9'11")

Fitted with a range of built-in wardrobe cupboards with mirrored doors enclosing clothes rails and storage, UPVC double glazed window with a superb outlook over the gardens and views, ceiling light and wall light, radiator, finished with a carpeted floor.



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BEDROOM TWO 3.02m (9'11") x 3.02m (9'11")

Feature UPVC double glazed patio doors opening onto a patio area and gardens again allowing a good degree of light with fine views, UPVC double glazed window to the side, built-in wardrobe with clothes rail and storage, ceiling light, finished with a vinyl floor.



BEDROOM THREE 3.28m (10'9") x 2.72m (8'11")

UPVC double glazed window again with fine views over the garden and countryside beyond, radiator, plastered ceiling with ceiling light, display cabinets and shelving, finished with a carpeted floor.



ATTIC ROOMS

These are accessed via a fold-out ladder/staircase, as agents we must stress that this is attic space that has been used as further rooms by our vendor.

ATTIC ROOM ONE 2.74m (9'0") x 1.90m (6'3")

Velux window, shelving and desk, lighting and finished with a carpeted floor.

ATTIC ROOM TWO 2.74m (9'0") x 2.84m (9'4")

UPVC double glazed window to the side, Velux window, radiator, lighting, shelving and finished with a vinyl floor.



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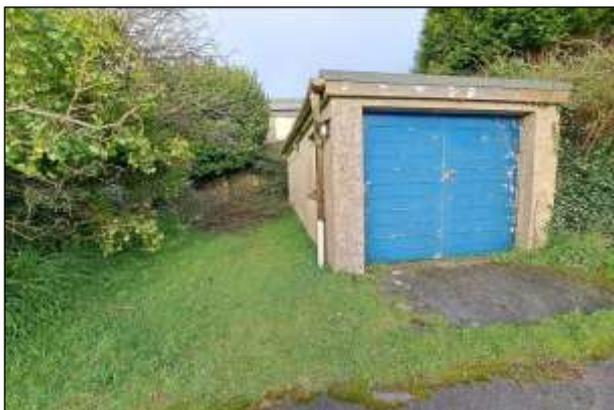


ATTIC ROOM THREE 2.74m (9'0") x 2.39m (7'10")

With a range of desks, radiator, shelving, light and finished with a carpeted floor.

OUTSIDE

DETACHED GARAGE Of block construction with metal up and over door and window to the side.



PARKING AREA To the side of the garage is a private designated parking bay.

SHED/WORKSHOP/STUDIO 3.61m (11'10") x 2.36m (7'9")

Of timber construction, two UPVC double glazed windows, light and power, work benches and shelving.



SHED TWO 2.36m (7'9") x 1.78m (5'10") Of timber construction and with window to the side.

GREENHOUSE

GARDENS

The property sits on a generous plot with large mature gardens which are mainly laid to lawn and have a range of patio areas to the front and rear which enjoy the breathtaking views over the valley and countryside beyond.

SERVICES Mains electricity, water, telephone and broadband. Private drainage. Propane gas central heating.

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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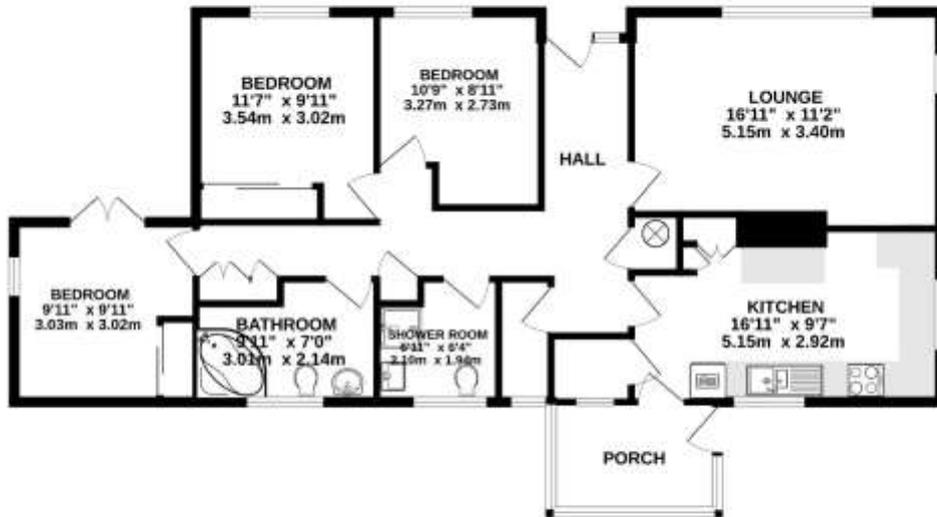




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GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 sq.m.) APPROX.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon are not being relied upon or guaranteed as to their availability or sufficiency can be given.
Drawn with AutoCAD 2010



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