



Longdowns

Well proportioned, three bedroom house
End of terrace offering privacy and side access
Double glazing and oil-fired central heating
Open plan kitchen/diner, perfect for everyday living
A bright and welcoming living space with multi-fuel burner
Spacious family bathroom having separate shower
Extensive rear gardens, mainly laid to lawn
Single garage in a block, off road parking for multiple vehicles
Generous plot with potential for extension (subject to p/p)
Excellent opportunity for buyers looking to create a family home

Guide £295,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

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REF: SK7357



Kimberley's are delighted to bring to the market this well appointed, three bedroom, end of terrace property set in the heart of the village of Longdowns near Penryn with good local amenities and easy access to the surrounding towns of Penryn, Helston and the cathedral city of Truro.

The well-planned accommodation includes an entrance hallway, a good living area with feature inset multi-fuel burner, kitchen/diner with a door leading onto the rear garden, staircase leading to the first floor landing where you will find three fantastic size double bedrooms and a family bathroom/wc combined. Outside the property there are generous off road parking facilities and enclosed gardens which are ready to landscape.

Longdowns has convenience of a petrol station/store just down the road, with a post office and general store located within Rame a short drive away, a wider range of facilities can be enjoyed in the nearby towns of Penryn including Falmouth university (Tremough Campus) and Falmouth town which boasts the world's third biggest natural harbour and international renowned sailing waters, coastline and spectacular sea fronts which offer a choice of lovely beaches and coastal walks. The market town of Helston is approximately six miles in the other direction offering a wide range of commercial and leisure facilities.

THE PROPERTY IS ACCESSED THROUGH A UPVC DOUBLE GLAZED DOOR TO:

PORCH AREA 1.47m (4'10") x 1.02m (3'4")

With stone flooring, central pendant light, housing for the electric box, exposed stone wall, glass panelled door leads to:

LOUNGE 6.10m (20'0") x 3.61m (11'10")

A lovely light dual aspect room with UPVC double glazed windows, a large radiator and an inset multi-fuel burner, central pendant light and carpet, staircase to the first floor, wood multi-paned door to:



KITCHEN/DINER 3.40m (11'2") x 6.10m (20'0")

Fitted with a range of matching wall and base units, inset electric oven and gas hob with stainless steel extractor above, 1 1/2 bowl stainless steel sink unit and drainer with hot and cold mixer tap, tiled flooring, inset ceiling spotlights (kitchen), laminated wooden floor on the dining side with a central ceiling pendant light, UPVC door gives access to the enclosed rear garden.



FIRST FLOOR

A open tread staircase leading to the first floor landing with an enclosed storage/airing cupboard, access to the attic space which is partially boarded.



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.



BATHROOM 2.69m (8'10") x 2.24m (7'4")

With two UPVC double glazed frosted windows. A white suite comprising of a bath, low level wc, a sink with hot and cold taps, radiator and an enclosed separate shower which is fully tiled.



BEDROOM THREE 3.38m 3.63m (11'11") x 2.95m (9'8") into recess

UPVC double glazed window overlooking the front garden, radiator, laminate wood effect flooring, radiator, central ceiling light.



BEDROOM ONE 3.38m (11'1") x 3.28m (10'9")

UPVC double glazed window overlooking the front garden, radiator, central ceiling light, carpet.



OUTSIDE WORKSHOP

Spacious workshop for additional storage.

GARDENS

There are large gardens to the front and rear, laid mainly to lawn. Potential to extend subject to planning permission, enclosed fence surround for security and privacy.

GARAGE Single garage in a separate block.

COUNCIL TAX Band B

SERVICES Private drainage (septic tank)

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.

BEDROOM TWO 3.63m (11'11") x 3.02m (9'11")

into recess

UPVC double glazed window overlooking the rear aspect with central pendant light, carpet and a large radiator.



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Approx Gross Internal Area
87 sq m / 940 sq ft



Ground Floor
Approx 45 sq m / 484 sq ft



First Floor
Approx 42 sq m / 457 sq ft

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 Matix Snappy 360.

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