



## Rame

An individual detached bungalow  
Set in an elevated rural location  
New mundic block test class A2 (2026)  
In need of total renovation  
Being sold with 'no onward chain'  
Entrance porch/conservatory  
Sitting room, dining room  
Fitted kitchen, utility porch  
Two bedrooms, original bathroom and separate wc  
Single garage, driveway parking, overgrown gardens

**Guide £250,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND F**

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REF: SK7451



This older style two-bedroom detached bungalow is set in a delightful, elevated location on this country lane, just off the main A39, Helston to Falmouth Road, facing countryside across the valley and being close to local facilities in the village and at Longdowns.

The bungalow is in need of total renovation and is being sold with the benefit of 'no onward chain' and sold as seen with the benefit of a new Class A2 mundic block test (2026) making it suitable for mortgaging purposes.

The property has UPVC double glazing where stated and a heating system which we are unable to test. The accommodation in brief includes an entrance porch/conservatory, sitting room, dining room, which is open plan to the fitted kitchen, utility porch at the rear, two double bedrooms and an original bathroom and separate wc.

Outside the property there are overgrown gardens to the front and with some tree surgery, you would have a delightful view across the valley. There is also a single garage and tandem driveway parking.

Conveniently located within the village of Rame, the property is close to a convenience store and The Halfway House pub and restaurant. For a more comprehensive range of facilities the historic market town of Helston, home of the famous Furry Dance, is just 5 miles distant and the ancient borough town of Penryn is just 3 miles away! Both towns offer good independent and high street shopping facilities for your everyday needs. There are highly regarded primary, and senior schools close by including Halwin Primary School and Mabe Community Primary School for primary education, Penryn College for secondary education and Falmouth University (Tremough Campus) for further education.

**As our clients' sole agents, we recommend an immediate viewing to secure this project.**

**Why not call for an appointment to view today!**

#### ***THE ACCOMMODATION COMPRISES***

UPVC double glazed front door to:

***ENTRANCE PORCH/CONSERVATORY 4.55m (14'11") x 2.13m (7'0") PLUS 1.75m (5'9") x 1.02m (3'4")***

UPVC double glazed construction, double radiator, glazed door to:



#### ***DINING ROOM 3.40m (11'2") x 2.57m (8'5")***

A slate clad fire breast and old stove (not tested) open plan to:



#### ***KITCHEN 3.35m (11'0") x 2.34m (7'8")***

Matching pine wall and base units fitted work surfaces with ceramic tiling over, electric hob and cooker hood (not tested), plumbing for a washing machine, double glazed window to the rear.



#### ***SIDE PORCH 2.64m (8'8") x 1.73m (5'8")***

Could become a useful utility area, double glazed window and door to outside, plumbing for washing machine.

**SITTING ROOM 4.32m (14'2") x 3.15m (10'4")** With double glazed window overlooking the front aspect, focal point fireplace (closed), double radiator.



**BEDROOM ONE 3.30m (10'10") x 3.12m (10'3")** Double glazed window overlooking the side aspect, radiator.



**BEDROOM TWO 3.30m (10'10") x 3.23m (10'7")** Having double glazed window overlooking the return side, cupboard housing central heating boiler (not tested).



**BATHROOM 2.06m (6'9") x 1.93m (6'4") Measured to walls**

We believe this to be the original coloured bathroom suite with panelled bath, chrome hot and cold taps, pedestal hand wash basin, part tiled walls, frosted double glazed window.



**SEPARATE WC**

With low flush wc, frosted double glazed window.

**OUTSIDE**

**SINGLE GARAGE**

With up and over door, this is approached by an ascending driveway with tandem parking facilities.



**GARDENS**

To the front of the property there are raised gardens, stone retaining walls, a selection of trees which if removed could provide delightful views across the valley opposite. The garden is in need of cultivation.

## **COUNCIL TAX** BAND C

### **SERVICES**

Mains water and electricity, private drainage, radiator central heating (not tested).

### **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.



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.

