Kimberley's

The adventure starts Here...



Rosarne, Longdowns, Penryn, TR10 9DP

Guide Price £250,000 Freehold

An opportunity to purchase an individual, spacious and well proportioned period bungalow which is offered for sale with 'no onward chain' and being in good decorative order throughout.

- A spacious semi-detached bungalow
- Good decorative order throughout
- Pleasant enclosed rear garden
- Air source heat pump
- Accessible location
- Flexible two/three bedroom accommodation
- Private off road parking
- UPVC double glazing
- Basement ideal for storage
- Energy Efficiency Rating - Band E

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

The property has a range of features including UPVC double glazing, an air source heat pump, views over open countryside, gardens and parking.

Longdowns has the convenience of a petrol station/store just down the road with a Post Office/General Store located within Rame just 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 that can boast the world's third biggest natural harbour, international renowned sailing waters and coastline and a spectacular sea front which offers a choice of lovely beaches and coastal walks. The market town of Helston is approximately 6 miles distant in the other direction also offering a wide range of commercial and leisure facilities.

As the owners sole agents, we highly recommend an early appointment to view.

THE ACCOMMODATION COMPRISES:

Front gate with path leading through the front garden having a lawned area, paths and patios leading to the front porch, door to basement and steps up to UPVC double glazed front door.

UPVC DOUBLE GLAZED FRONT DOOR
With glazed panel and letterbox opening to a sun room.

SUN ROOM - 4.42m x 1.02m (14'6" x 3'4")
UPVC double glazed picture windows with an outlook over the front and views over the open countryside, UPVC double glazed feature window to the side, plastered ceiling with spotlights, radiator, finished with a tiled floor, door to the main hallway.

MAIN HALLWAY - 6.76m x 1.07m (22'2" x 3'6")
A spacious hallway with high ceilings, exposed timber floor, radiator, plastered ceiling with ceiling light, mechanical ventilation and heat recovery vent, loft trap with access to the roof space, doors to the lounge, kitchen, bathroom and bedrooms.

LIVING ROOM (FORMERLY A BEDROOM) - 3.28m x 3.05m (10'9" x 10'0")
A large UPVC double glazed window with views over open countryside, feature fireplace (currently not in use), radiator, plastered ceiling with ceiling light and finished with a carpet.

KITCHEN/DINER - 5.44m x 3m (17'10" x 9'10") total.
This area was formerly the lounge however the kitchen was moved to be incorporated into this space.

KITCHEN AREA - 2.82m x 2.97m (9'3" x 9'9")
A traditional kitchen with a wide range of base and wall units comprising of cupboards and drawers with timber doors and metal door furniture, roll top work surfaces with tiled splash back incorporating a stainless steel 1 1/2 bowl sink with drainer and mixer tap, stainless steel range style electric oven with five-ring hob and ovens under, concealed fuse box, UPVC double glazed window to the side, radiator, tiled floor, plastered ceiling with spotlights.

LIVING AREA - 3m x 2.74m (9'10" x 9'0")
Plastered ceiling with spotlights, tiled floor, door to further reception area/dining area.

DINING AREA/RECEPTION AREA - 2.44m x 1.98m (8'0" x 6'6")
Formerly the kitchen however is now an open space. UPVC double glazed window with outlook over the rear garden, tiled floor, plastered ceiling with spotlights, radiator, archway through to the utility room.

UTILITY ROOM - 2.06m x 2.03m (6'9" x 6'8")
Roll top work surface with plumbing and power for washing machine/dishwasher and refrigerator, UPVC double glazed window to the rear garden, plastered ceiling with spotlights, tiled floor, UPVC double glazed door opening onto the rear garden, patios and parking area.

BATHROOM - 3.28m x 3.05m (10'9" x 10'0")
An unusually spacious bathroom with a four-piece suite comprising of a panelled corner bath, separate tiled shower cubicle with curved glass screen, electric shower, low-level wc, wash hand basin set in a vanity unit, chrome ladder heated towel rail, UPVC double glazed frosted window to the rear, plastered ceiling with inset lighting and extractor fan, finished with a timber floor.

BEDROOM (FRONT) - 3m x 3.3m (9'10" x 10'10")
Sash window with outlook through the sun room to countryside, plastered ceiling with ceiling light, radiator, finished with a timber floor.

BEDROOM (SIDE) - 3.28m x 3m (10'9" x 9'10")
UPVC double glazed window with outlook to the side of the property, radiator, plastered ceiling with ceiling light, finished with a timber floor.









OUTSIDE

BASEMENT
Accessed from the front of the property having a large area that is under the property, ideal for storage and also houses the air source heat pump electronics and hot water tank.

PARKING
The property has its own off road parking area to the rear of the property which most people would use as the entrance. A gate goes through to a pleasant lawned garden and path to the property.

GARDENS
The majority of the gardens can be found to the rear where there is a pleasant enclosed lawn with mature plant and shrub borders and a gate that leads through to the parking area. There is a patio area, a path to the side where there is a further patio area and gate to the front where there is a further lawn.

GARDEN SHED

SERVICES
Mains Electricity & Water, Telephone & Broadband. Electric air source heat pump.

COUNCIL TAX
Band B

NOTE
Mundic Test Class A carried out by Wayne Tieken July 2006

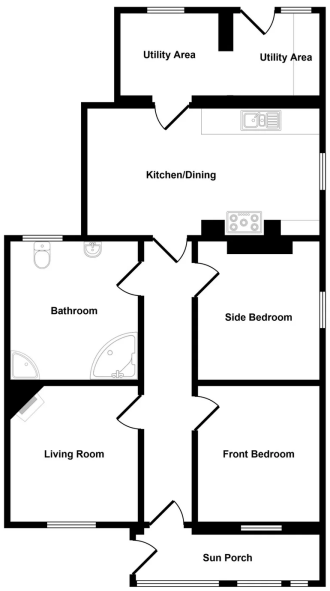
MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Kimberleys Estate Agents

29/29a Killigrew Street, Falmouth, Cornwall



Approx Gross Internal Area
80 sq m / 858 sq ft



Floorplan

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 Made Snappy 360.

01326 311400

info@kimberleys.co.uk

https://www.kimberleys.co.uk/

Kimberley's

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

01326 311400

www.kimberleys.co.uk

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.