



11 Kings Avenue, Falmouth

Guide Price **£395,000**



Heather & Lay
The local property experts

- Well-presented semi-detached bungalow
- Great location near to town & beaches
- 2 Double bedrooms
- Conservatory/garden room
- Established gardens to front & rear
- Mundic - Classification A1, and considered suitable for mortgage purposes in accordance with RICS Guidance.

THE PROPERTY

This well presented two double bedroom semi-detached bungalow stands out from the crowd and has so much to offer. A much loved home for the current owner but now moving to be closer to family. There is a good-sized sitting room with wood burning stove, plus a kitchen and dining room that lead to a conservatory/garden room. The property retains many period features, including original cast iron fireplaces with art deco design. Very pleasant front and rear gardens, that are mature, secure and peaceful. We do have a detailed walk-through, talk-through video tour so do please take a look.

THE LOCATION

Kings Avenue is a favourite of ours, special for its valleyside position, interesting houses and proximity to town and seaside. The road is relatively tucked away and traffic light, just serving homes here and along Tregenver Villas, and as such it is a pretty peaceful place to live. It is also very convenient for access to town and harbourside, a leisurely 10-15 minute walk away and to Falmouth seafront and beaches, along Western Terrace, or the footpath to Swanpool Nature Reserve and beach. Penmere halt railway station is a 5 minute walk away and connects with Truro and mainline Paddington, whilst the nearby and excellent Co-op opens early 'til late - great as one's local!





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Double glazed storm porch to front.

Opaque glazed wooden front door into.....

ENTRANCE HALLWAY

Characterful wooden doors to all rooms, exposed wooden floorboards. Radiator. Door into.....

SITTING ROOM

Large UPVC double glazed box bay window looking over the pretty front garden. Log burner with faux oak beam above and slate hearth provide a centre piece to the room and a warm fire for those cozy winter evenings. Two radiators.

KITCHEN/DINING ROOM

UPVC windows to side aspect. Base an eye level units with cream coloured door and drawer fronts, complemented by good quality laminate worktops. Stainless steel sink with mixer tap. Electric oven with gas hob and extractor above. Space for white goods. Butchers block island in the centre. Exposed wood floorboards. Period cast iron fireplace with storage cupboards to either side with one housing the gas fired central heating boiler.

Glazed door into.....

CONSERVATORY/GARDEN ROOM

Half wall glazed room overlooking the side and rear garden. Tiled floor. What a lovely children's playroom, garden room, home office or studio. UPVC door to rear garden.







BEDROOM ONE

Unusually large double bedroom with UPVC double glazed window to front overlooking the garden. Art deco corner cast iron fireplace. Large and tall built-in wardrobe. Radiator.

BEDROOM TWO

Another good-sized double room with UPVC double glazed window to rear overlooking the garden. Art Deco corner cast iron fireplace. Built in Wardrobe. Radiator.

BATHROOM

White suite comprising large walk-in shower cubicle with rainfall head and flexible spray, wall mounted hand wash basin with storage beneath and WC. Chrome ladder style heated towel radiator. Unusual yet stylish coloured tiles. Obscure UPVC window to rear.





FRONT GARDEN

Mainly laid to lawn, with shrub planting, setting the property back from the road. Possibility for off road parking.

REAR GARDEN

Laid to lawn, with two sheds (both with power). Very mature and pretty planting scheme. Many areas to sit and enjoy the sunshine and with a good degree of privacy.

Council Tax band: C

Tenure: Freehold

EPC: D

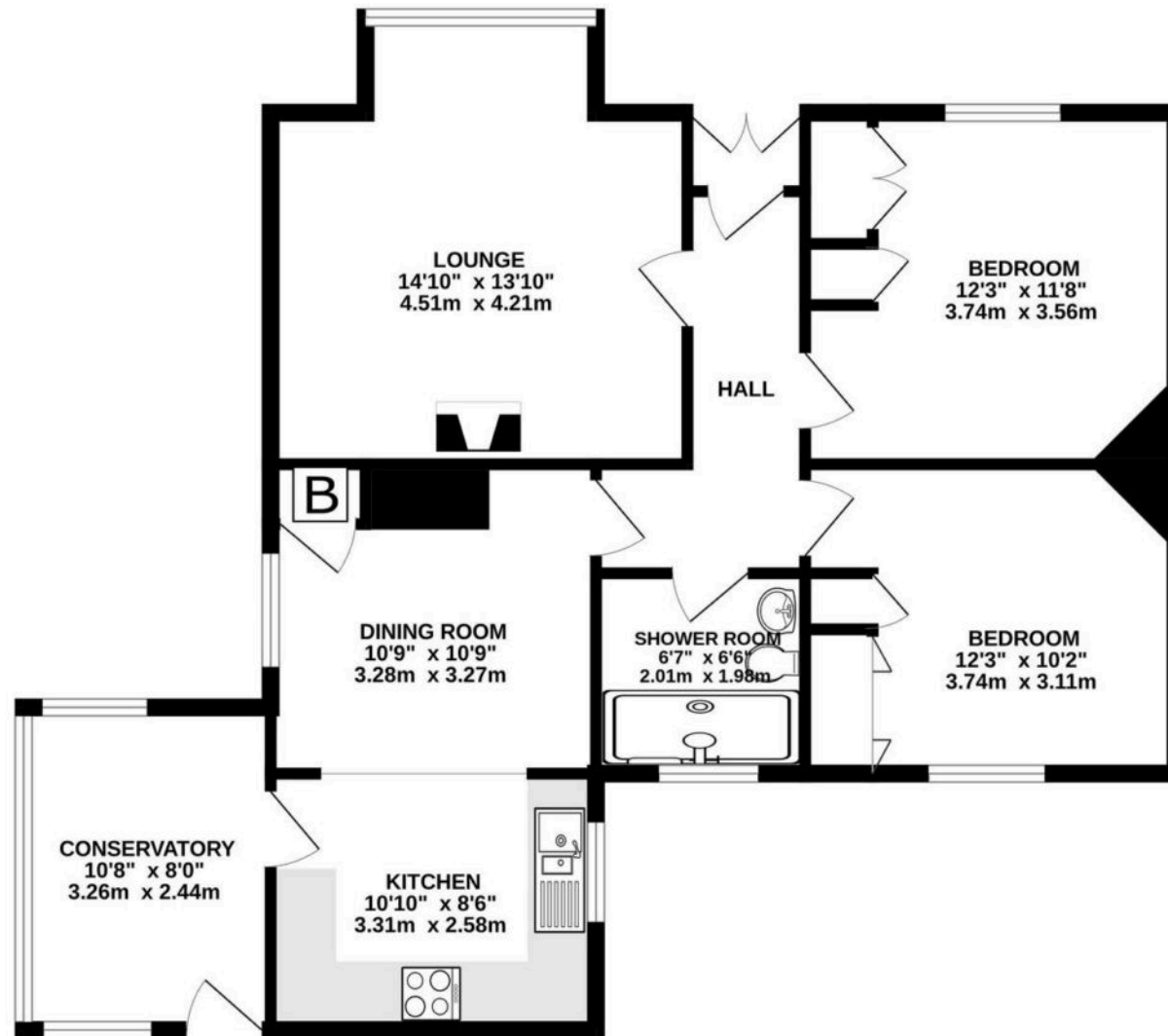
Services: Mains water, gas and electricity

AGENTS NOTE:

Concrete Screening Test: Classification A1, and considered suitable for mortgage purposes in accordance with RICS Guidance.



GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



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TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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