



10 Kelley Road, Falmouth

Guide Price £395,000



Heather & Lay
The local property experts

- Detached bungalow
- Quiet location
- Two bedrooms
- Separate sitting & dining rooms
- Scope to extend & improve
- Large front & rear gardens
- Driveway parking
- No onward chain
- PLEASE WATCH OUR PROPERTY VIDEO TOUR

THE PROPERTY

A detached bungalow, and much loved home for many years and now ready for its next chapter and being sold with no onward chain. Although perfectly liveable 'as is' the new owner may wish to update, decorate and possibly extend to suit their requirements. Accommodation comprises two bedrooms, separate sitting and dining rooms, kitchen and a shower room. The bungalow sits in a good-sized plot and has an established rear garden. Ample off-road parking. Do please watch our walk-through, talk-through video tour to fully understand what a great opportunity this is.

THE LOCATION

Kelley Road is well-regarded and popular for its convenient position and low density of housing, providing decent gardens and spacing and in a position approximately one mile from Falmouth town and harbourside. A regular bus service runs nearby. Kelley Road is located off Trescobeeas Road, on which is located Falmouth Hospital, Falmouth Fire Station and Falmouth's secondary school. Falmouth's reputation continues to grow with its excellent and diverse selection of restaurants and an eclectic mixture of individual as well as national chains together with quality galleries showcasing local talent. Nearby train stations provide an easy link to the mainline Truro line and Paddington, London. The harbour, Carrick Roads and its tributaries provide some of the best boating and sailing opportunities available and help consistently keep Falmouth as one of the top five places to live in the country.





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) From the driveway, gentle steps up to panel and glazed door into the large glazed porch. Door into...

ENTRANCE HALLWAY

Doors leading to all rooms. Radiator.

SITTING ROOM

A well proportioned room with windows on two sides flooding in light. Feature fireplace. Radiator.

KITCHEN

Galley style kitchen but quite comprehensively fitted out with base and wall units. Black marble effect rolltop work surface with inset stainless steel sink and drainer with mixer tap. Tiled splashback. Built-in oven and hob. Space and plumbing for washing machine. Radiator. Window overlooking the rear garden. Panel and glazed door to side pathway. Door into.....

DINING ROOM

Great to have a separate dining room but alternatively could be used as a work from home office space or could be reconfigured to enlarge the kitchen or sitting room space. Window to side. Radiator.





BEDROOM ONE

A good-size, bright dual aspect room. Radiator.

BEDROOM TWO

Another double room with window overlooking the rear garden. Radiator.

SHOWER ROOM

Currently designed as a wet room with shower, WC and pedestal hand basin. Obscure window to rear. Partial wall tiling and easy clean surface to shower area. Radiator.





OUTSIDE

FRONT

Mainly laid to lawn with low wall and hedge borders.

REAR

An established rear garden with colourful plants and shrubs. A private and peaceful area to sit, entertain and enjoy. Paved patio. Greenhouse and wooden shed.

DRIVEWAY

Tarmacadam driveway parking.

SERVICES: Mains electricity, gas, water & drainage.

Council Tax band: C

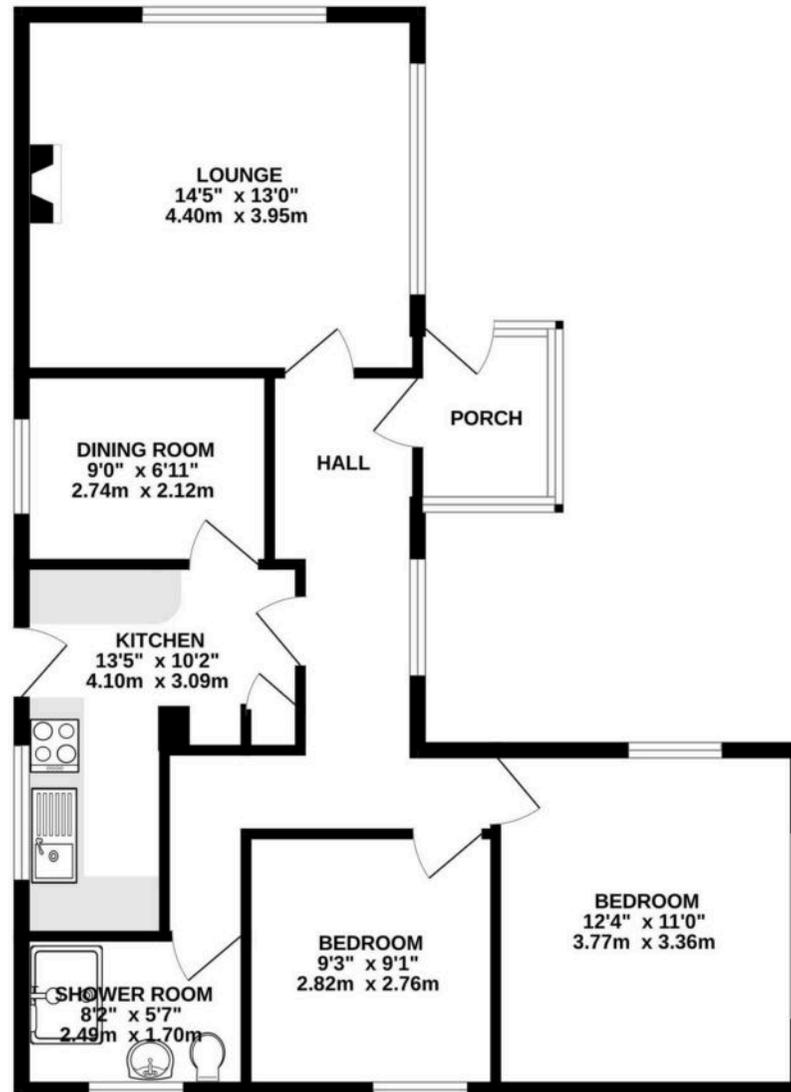
Tenure: Freehold

EPC Energy Efficiency Rating: D

AGENTS NOTE: The property has a clear Class A Mundic test report.



GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



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TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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