

**FOR SALE**



**Saracen Way, Penryn**  
**Guide Price £235,000**

  
**MARTIN&CO**

## Saracen Way, Penryn

Guide Price £235,000

- GOOD SIZED ROOMS
- ENCLOSED REAR GARDEN
- DUAL ASPECT LOUNGE
- FAR REACHING VIEWS
- WALKING DISTANCE TO MARKET STREET

An unusually spacious, three-bedroom, mid-terraced property with a dual aspect lounge and a lovely rear garden, walking distance to the centre of Penryn. The property benefits from an elevated position and has pleasant far-reaching green views towards Budock Water.



The property is accessed on foot from the pavement via a flight of steps and a pathway which leads through a front garden. An entrance hall provides ample space for coats and shoe storage and there are doors leading into the kitchen and the lounge.

The kitchen is spacious and is fitted with a range of floor and wall units plus an integrated oven and gas hob with stainless steel extractor hood. There are spaces for a fridge-freezer and other appliances as well as a couple of built-in cupboards. A door at the rear leads into a single storey utility area with downstairs WC and an external door to the garden.

There is a door from the kitchen into the dual aspect lounge / dining room which is also directly accessed from the hallway. There are sliding patio doors to the rear, leading out to the garden, and a large picture window to the front aspect provides plenty of natural light as well as far reaching views across to distant fields. At the centre of the room is a feature fireplace and there is plenty of space for a dining area at one end and a seating area at the other.

Stairs lead from the entrance hall up to the first floor landing which has doors to the three bedrooms and the bathroom. There are two double bedrooms, both with some built-in storage space and picture windows providing plenty of light as well as far-reaching views across the valley. There is a third, single bedroom and a bathroom which is fitted with a white three piece suite, including a low-level flush WC, a pedestal basin and a bath with an electric shower over.

As well as a front garden which provides you with privacy from the street below, there is a good sized enclosed rear garden with patio and grassed areas, plus pedestrian access to a footpath connecting to Chapel Lane, which leads to Market Street in the centre of Penryn,



**General Information:**

Freehold.

Services - Mains water, electricity, gas and drainage are connected to the property.

Gas central heating.

Council Tax - Band A - Cornwall Council.

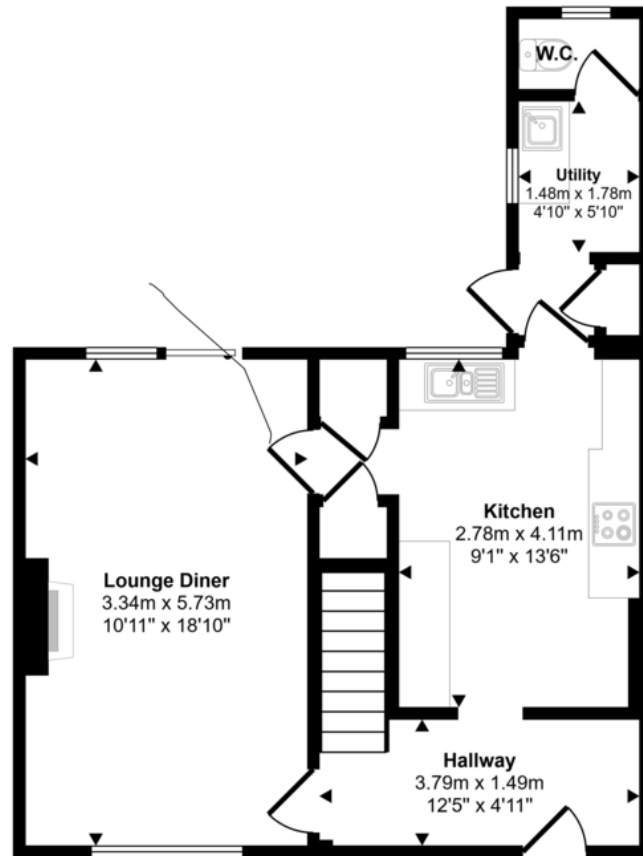
EPC – C.

There is no allocated parking, parking is unrestricted on the surrounding streets.

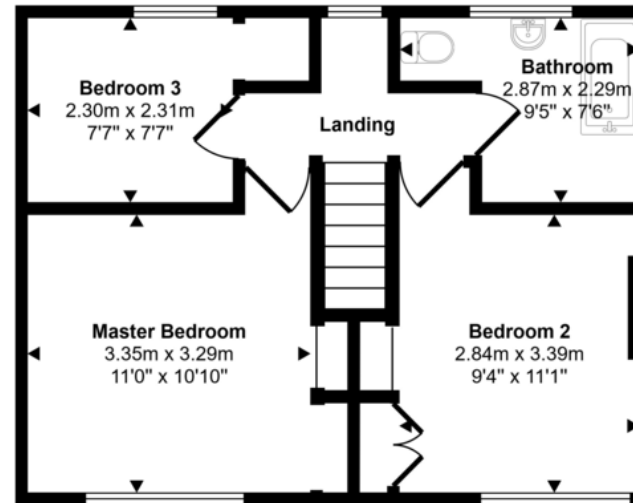
**Location:**

Saracen Way is located within walking distance of Penryn town centre and train station. Penryn has an active community and good everyday facilities, including a primary and secondary school, plus Lidl, Sainsbury's and Asda supermarkets. The centre of this historic harbourside town hosts a variety of interesting independent shops, cafes, yoga studios and other amenities along with numerous historic pubs nestled amongst its cobbled streets. The town benefits from good communication links with Falmouth via its bus service and train station, which links to Truro City and the mainline to London Paddington.

Approx Gross Internal Area  
90 sq m / 964 sq ft



Ground Floor  
Approx 48 sq m / 515 sq ft



First Floor  
Approx 42 sq m / 449 sq ft

## Martin & Co Falmouth

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, floors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of furniture and bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.