



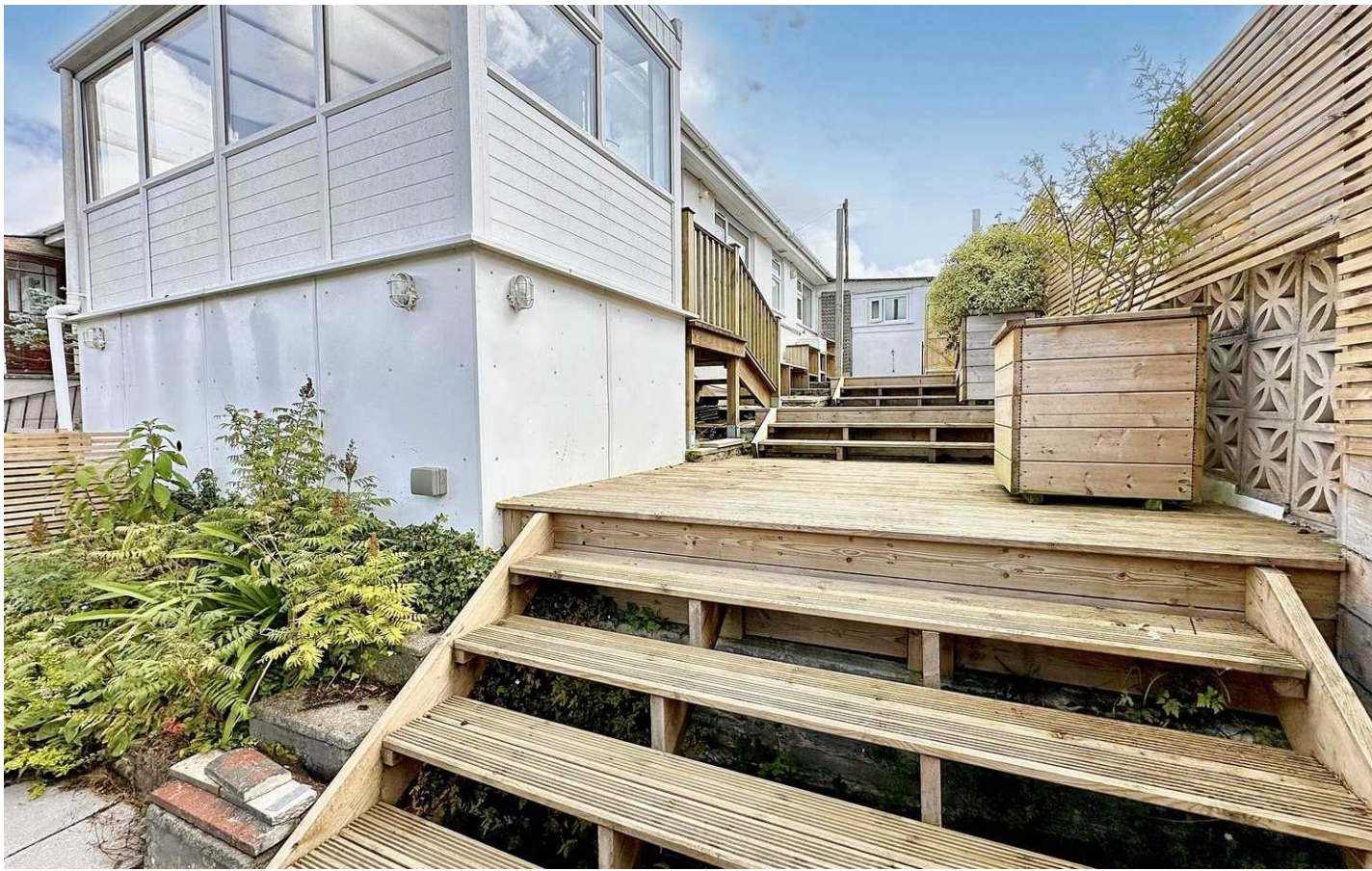
25 Penvale Crescent, Penryn

Guide Price £295,000



Heather & Lay  
*The local property experts*





## 25 Penvale Crescent

Penryn

- Semi-detached, steel framed bungalow
- 3 Bedrooms
- Front & rear gardens
- 2 Sheds & garage (not in use)
- Off-road parking space
- No onward chain

Council Tax band: C

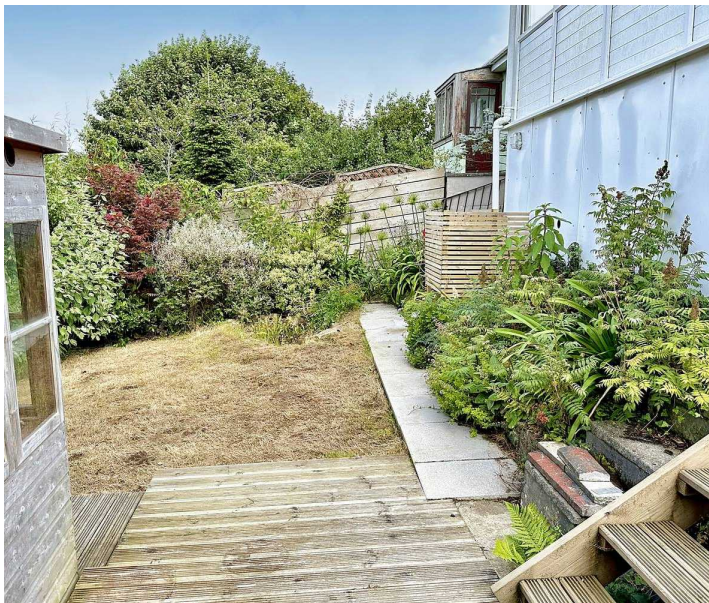
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

### THE PROPERTY

A semi-detached three bedroom, steel-framed bungalow in a large plot with gardens to the front and the rear. The open-plan kitchen/living/dining area is large and spacious, with pleasant green views across the valley behind. All is totally liveable 'as is' but the new owner may wish to redecorate to suit their requirements. There is an off-road parking space to the front of the property for one vehicle and unrestricted parking on the road.





## THE LOCATION

Penvale Crescent is a very quiet road just off the bus route along Green Lane. The situation is incredibly convenient where Penryn College and the Primary school and Universities of Falmouth and Exeter, together with ASDA superstore, are all just a five minute drive away. Penryn is an ancient, historic and very interesting riverside town with a strong sense of community and good everyday shopping and schooling facilities. The siting of the Universities of Falmouth and Exeter has created something of a renaissance and reinforced the town's standing and popularity. The town enjoys good communication with Falmouth via its bus service and train station, which links to Truro city and mainline Paddington. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities. conveniently placed for the railway station, schools and university with close access to Falmouth, Helston and Truro.





## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

A few shallow steps leading to....

### VESTIBULE

Composite "front door" with windows make this light area a nice welcome and useful coat and shoe store. Glazed door into.....

### CENTRAL HALLWAY

Running the spine of the property. Doors to all rooms. Loft hatch.

### KITCHEN/LIVING/DINING ROOM

20' x 16' 1" (6.1m x 4.9m) reducing to 13' 1" (3.99m) in kitchen area. A spacious bright room with large window with green view to the rear. Kitchen to one side with many metres of useable work surfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap. Tiled splashback. White gloss base units and drawers. Built-in cooker, gas hob, extractor, fridge and dishwasher. Door through to....

### CONSERVATORY/UTILITY ROOM

Useful room, polycarbonate roof, with hip-high glazing and lovely views over countryside. Stainless steel sink and drainer. Door to the rear.

### BEDROOM ONE

13' 0" x 9' 10" (3.96m x 3.00m)

Large window to front. Built-in wardrobes. Cupboard housing gas fired central heating boiler. Radiator.

### BEDROOM TWO

10' x 10' (3.05m x 3.05m) at widest point. Window to front. radiator.

### BEDROOM THREE

8' 1" x 7' 1" (2.46m x 2.16m)

Window to side. Radiator.

### BATHROOM

7' 1" x 5' 0" (2.16m x 1.52m)

White suite comprising panel bath with shower over, WC and hand basin. Obscure window to side. Radiator.











#### **AGENTS NOTE**

This property is being sold as part of a probate sale and therefore no onward chain.

#### **GARDEN**

To the front there is a terraced garden plus a raised off-road parking space. There is also a former garage.....this garage has no vehicular access to it now the parking space has been made, but it now makes for good storage.

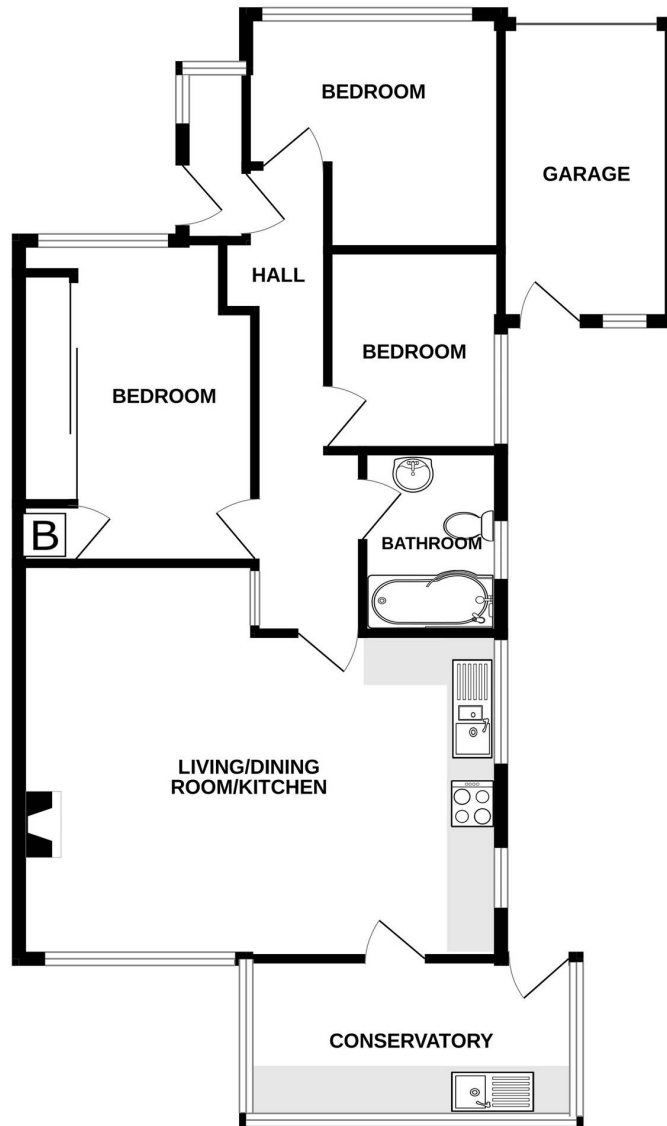
**GARAGE/STORE** 13' x 7' 1" (3.96m x 2.16m) Window and door to the rear and metal door to the front. Power and light. Gas meter. To the side a gate leads from the front and opens onto a large decked area which in turn leads onto a terraced garden with high fencing. Two sheds, an undercroft storage area (under the utility room) and a wonderful oak tree.

#### **OFF STREET PARKING**

1 Vehicle



GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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.  
Made with Metropix ©2024



Heather & Lay  
*The local property experts*



