



85 Round Ring Gardens, Penryn

Guide Price £395,000



Heather & Lay
The local property experts

- A superb semi-detached family home
- 3 Storey accommodation
- 4 Bedrooms, 3 bathrooms
- Open plan kitchen/dining & sitting room
- South facing, secure rear garden
- Integral garage & off-road parking
- No onward chain

THE LOCATION

Round Ring Gardens is a modern well renowned development positioned on the St Gluvias / Enys side of Penryn, a historic and ancient market town with an active community and excellent everyday facilities including a nursery, primary and secondary schools. The town enjoys good communication with Falmouth via its bus service and train station, which links to Truro city and mainline Paddington. Penryn is enjoying something of a renaissance witnessed in the regeneration and development of Penryn's inner Harbour area providing riverside accommodation and extensive and exciting dining options. Penryn Campus is occupied by both Falmouth and Exeter Universities sharing buildings, facilities and services as part of the combined universities in Cornwall project; this recent transition into a University town is creating a real 'buzz' for the area. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities and was recently voted 'the best place to live in the South West' in the prestigious Sunday Times guide







THE PROPERTY

Well-presented, three storey, four bedroom family home that is set at the top of this popular residential development on the outskirts of Penryn town centre. The house was built in 2012 and the imaginative design has pleasing mellow stone and slate elevations to the front and rear with large UPVC double glazed windows which provide plenty of natural light and has a sunny South facing aspect across the garden look over Penryn town and countryside across the valley. The spacious accommodation is perfectly designed for a growing family with the ground floor offering a reception hall, two good bedrooms and shower room/WC combined and access to an integral garage. The first floor has a master bedroom with en-suite shower room, the second bedroom and a luxurious family bathroom/WC. Finally, the lower ground floor is open plan with kitchen/dining area and a sitting room that looks out into the rear garden. Importantly this family home is being sold with no onward chain.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Through the panel and glazed front door into the....

ENTRANCE HALL

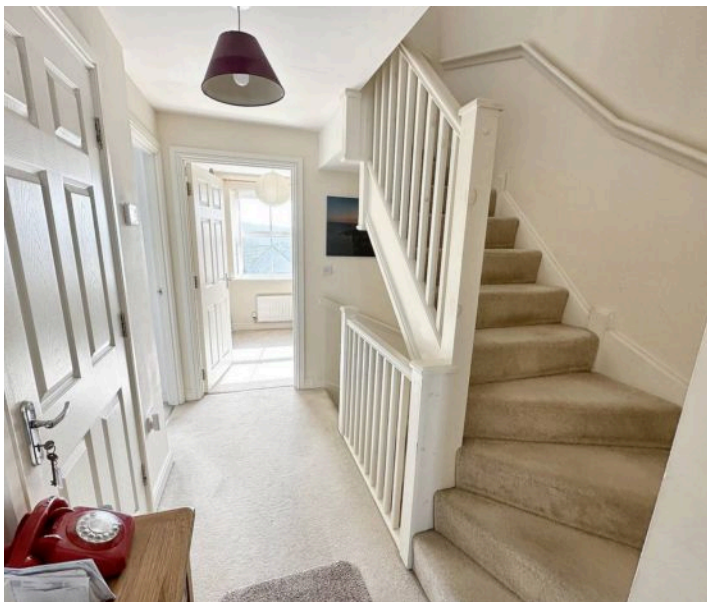
Internal door to garage. Staircase to the upper and lower floors. Doors to bedrooms three and four and shower room.

LOWER GROUND FLOOR

At the bottom of the staircase from the entrance hallway is a small landing with a door through to....

KITCHEN/DINING/SITTING ROOM

A well designed room, the kitchen/dining area measuring 17' 1" x 14' 6" (5.21m x 4.42m) is extensively apportioned and offers many cupboards and ample useable work surface with one and a half bowl composite sink with combination mixer tap. Tiled splashback. Space and plumbing for white goods, built-in oven, grill and gas hob with extractor over. (the property is being sold with no onward chain and white goods may be available by separate negotiation).





KITCHEN/DINING/SITTING ROOM Cont'd

Cupboard housing gas central heating boiler. The sitting room 17' 1" x 11' 6" (5.21m x 3.51m) has windows on either side of French doors that lead out into the rear garden and flood the room with natural light. Large cupboard.

GROUND FLOOR

BEDROOM THREE 11' 6" x 8' 10" (3.51m x 2.69m)

Window to rear. Radiator.

BEDROOM FOUR 7' 9" x 7' 7" (2.36m x 2.31m)

Window to rear. Radiator.

SHOWER ROOM

Obscure window to front. Shower cubicle with plumbed shower, WC and hand basin.

FIRST FLOOR

Stairs from entrance hallway leading up to the first floor....

LANDING

Doors to bedrooms one and two, bathroom and cupboard housing the modern hot water tank. Loft hatch.

BEDROOM ONE 13' 2" (4.01m) max x 13' 1" (3.99m) Window to front. Radiator. Door to....

EN SUITE

Obscure window to the front. White suite comprising a good-sized shower cubicle with plumbed shower over, pedestal hand wash basin and WC. Radiator. Tiled wet areas.

BEDROOM TWO 13' 1" x 9' 0" (3.99m x 2.74m)

Window to the rear with a very nice view over Penryn out to the countryside beyond. Radiator.

BATHROOM

Obscure window to the rear. White suite that comprising a bath with shower over and glass screen to the side, pedestal hand basin and WC. Radiator. Tiled wet areas.





FRONT GARDEN

Off-road parking space leading to the garage. Small garden area. Pathway to front door.

REAR GARDEN

Good-sized garden to the rear which is laid to lawn with high fencing and wall. Facing mainly South and enjoying all day summer sunshine. Gate to the side. Outside water tap.

GARAGE

18' x 9' 1" (5.49m x 2.77m) Vehicular access door to the front. Power and light.

DRIVEWAY PARKING

Council Tax band: D

Tenure: Freehold

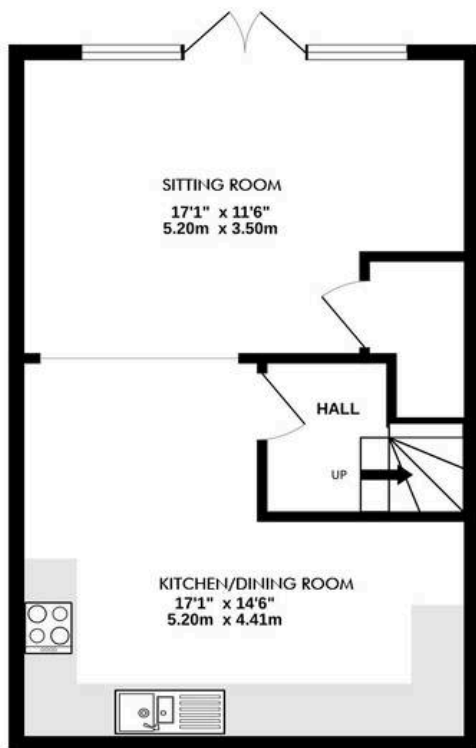
EPC Energy Efficiency Rating: C

Development/Estate charges :

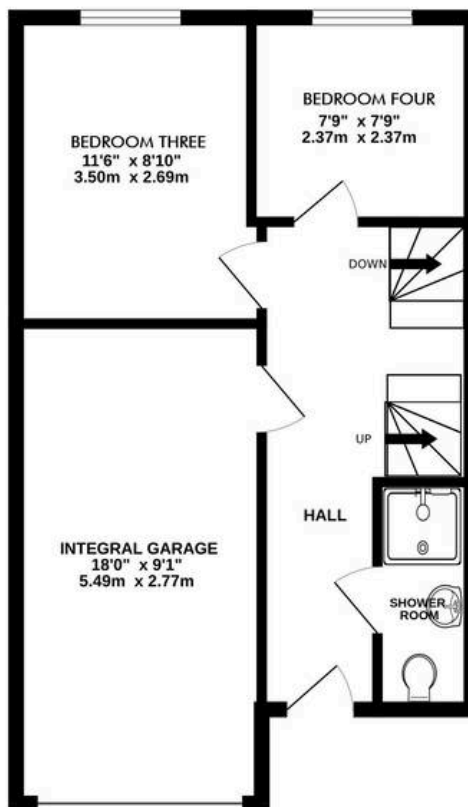
Annual charge. £313.66 this year (2025) to management company First Port.



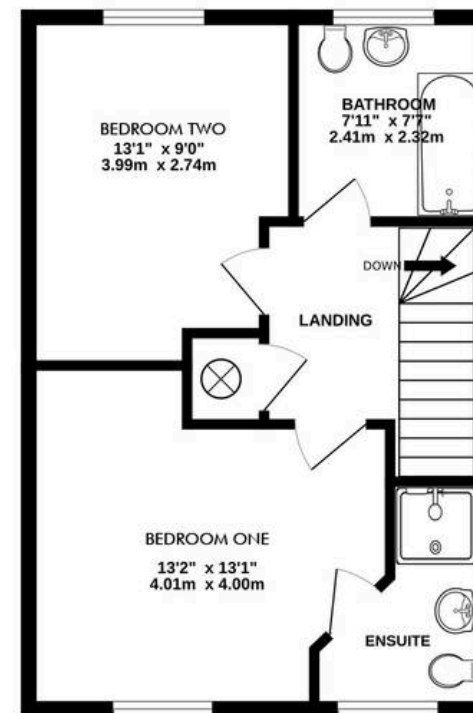
LOWER GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.6 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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