



19 Woodland Avenue, Penryn

Guide Price £525,000



Heather & Lay
The local property experts

THE PROPERTY

This former show bungalow within popular Woodland Avenue, has been expanded and improved over the years to create a fantastic property. Set within its level plot with south facing enclosed rear garden, Number 19 is an absolute gem where space, light combine beautifully with versatility. There is the ability to have between four and five bedrooms and one or two large living rooms plus a sociable, well fitted kitchen/breakfast room, all giving room to spread out and enjoy. The master bedroom has an en suite shower room and dressing area. The double garage is electronically, remotely opened and there is parking for several cars with a workshop area at the back. To the rear there is the benefit of two sheds and a chicken coupe. All in all a fantastic opportunity, especially for a large family.

THE LOCATION

Penryn is an historic and ancient market town with an active community and good everyday facilities including 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 being the home of the University of Cornwall which incorporates Dartington College and also of the regeneration and development of Penryn's inner Harbour and Harbour village, moments from Woodland Avenue. Penryn College is a huge asset to the town, with its excellent reputation and strong facilities. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities. Woodland Avenue is just a few minutes from ASDA superstore (what a local corner shop!) and for access to main roads convenient for travelling the county.





- Popular location
- Detached bungalow
- 4/5 Bedrooms
- Master with dressing & shower room
- 2 Superb living rooms
- Lovely kitchen/breakfast room with granite surfaces
- Double garage & parking
- South facing enclosed rear garden

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Through the UPVC double glazed door into...

FRONT PORCH

Tiled floor. UPVC double glazed windows to front and side. Under counter storage with power points above. Coats hooks and space for shoes. Wooden panelled French doors lead to the...

INNER HALLWAY

Provides access to the living room, kitchen with dining room beyond, three bedrooms, shower room and master bedroom with en suite and dressing room. Solid oak floors. Two radiators. Central heating thermostatic control. Two large double door storage cupboards, one with hanging space and another with radiator and slatted shelving for airing.

KITCHEN 15' 7" x 11' 10" (4.75m x 3.63m)

Large rear aspect UPVC double glazed window. Wooden base and eye level units. Granite work surfaces to three sides and inset one and a half bowl sink with rivened drainer. White tiled splashback. Space for Range cooker with extraction hood above. Space for tall fridge freezer and space and plumbing for dishwasher. Breakfast bar. Tiled floor. Radiator. Storage cupboard for vacuum cleaner, ironing board etc. Half glazed door to ...

UTILITY ROOM

Glazed windows to three side and half-glazed door to rear garden. Space and plumbing for washing machine and tumble dryer. Work surface. Tiled.





LIVING ROOM 17' 10" (5.46m) reducing to 7' 1" (2.17 m) x 13' 10" (4.22m) reducing to 10' 4" (3.16m) Lovely L-shaped room with large UPVC double glazed window to the front aspect. Radiator. Telephone and power points. Gas fire with marble surround and hearth.

LOUNGE/DINER 24' 3" x 11' 5" (7.40m x 3.49m)

Lovely large light dual aspect room with UPVC double glazed window to the front and to the rear, glazed sliding patio doors with side panels allowing plenty of natural light into the room. Gas fire with wooden mantle and surround. Radiator. TV and satellite cabling (subject to necessary subscription).

MASTER BEDROOM 11' 10" x 8' 10" (3.62m x 2.71m)

Lovely bright room with large UPVC double glazed window to the rear aspect with radiator beneath. Through archway into....

DRESSING ROOM 11' 10" x 4' 9" (3.62m x 1.46m)

Four, built-in double door wardrobes with hanging rails and storage space. Front aspect UPVC double glazed window with radiator beneath.

EN SUITE

Rear aspect obscure UPVC double glazed window. Double ended bath with central mixer tap. Large, white pedestal wash hand basin. Low level, push button WC. Corner, glazed, thermostatically controlled, shower cubicle. Fully tiled from floor to ceiling. Large, vertical radiator.

BEDROOM TWO 11' 9" x 10' 4" (3.59m x 3.17m)

Front aspect UPVC double glazed window with radiator beneath.

BEDROOM THREE 8' 11" x 8' 7" (2.74m x 2.62m)

Rear aspect UPVC double glazed window with radiator beneath.

BEDROOM FOUR/STUDY 8' 9" x 7' 11" (2.67m x 2.43m)

Rear aspect UPVC double glazed window with radiator beneath.

SHOWER ROOM

Rear aspect obscure glazed window. White, three piece suite with low level WC, cabinet based wash hand basin with storage beneath. Double width shower cubicle with sliding glazed door and glazed sides with rainfall shower over and hand held sprayer. Cream tiled splash back.





OUTSIDE

FRONT

Parking for at least two vehicles. Lawned garden with shrub borders. Walled boundary.

REAR

South facing, with paved patio area to one side for outside dining. Level lawned area spreads the width and to the side of the property. Two sheds and a chicken coup.

SHED 10' x 6' (3.05m x 1.83m)

DOUBLE GARAGE

L - shaped measuring 21' 10" (6.68m) reducing to 14' 9" (4.52m) in depth x 19' 1" (5.82m) reducing to 10' 5" (3.18m) in width.

Window to side aspect. Side aspect half-glazed door. Loft area for storage with open hatch. Electric up and over door. Power and lighting. Outside tap to rear.

Council Tax band: D

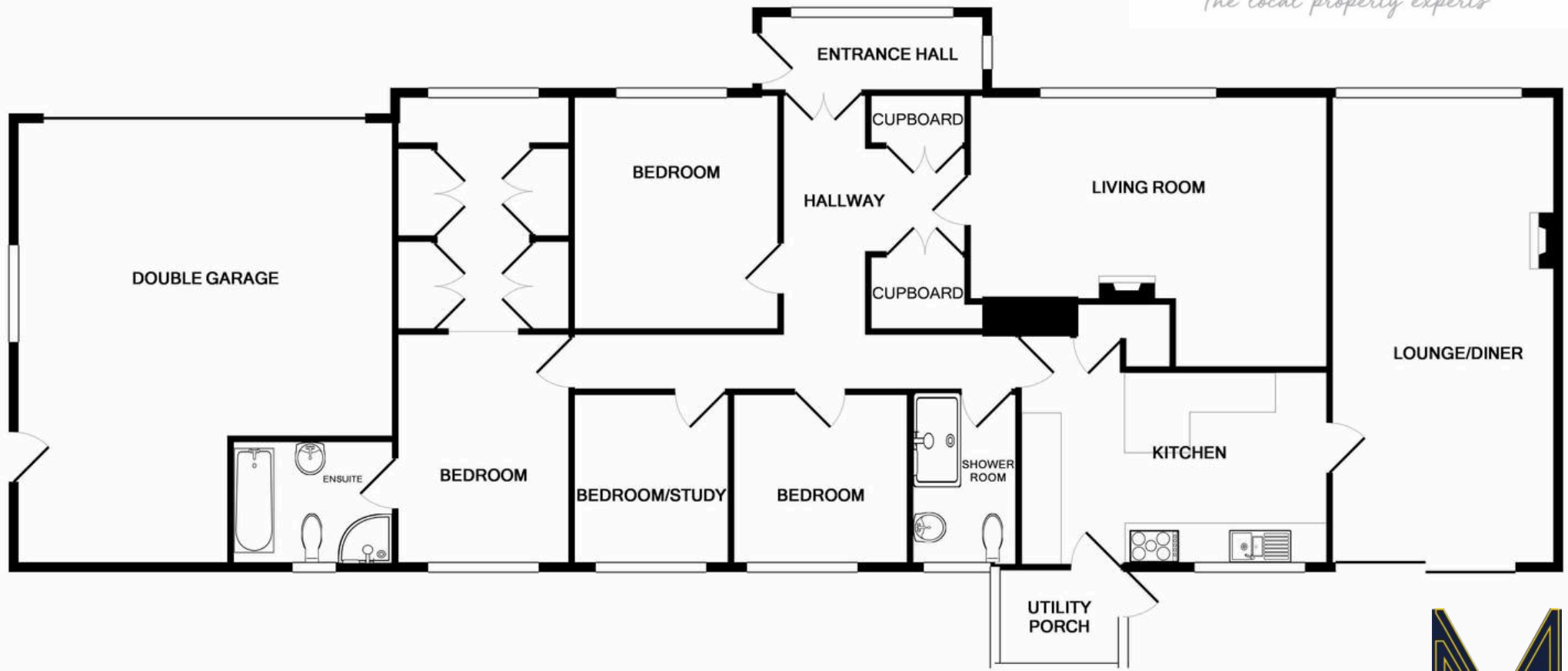
Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: Mains electricity, gas, water & drainage.







19 WOODLAND AVENUE, PENRYN, CORNWALL, TR10 8PF
TOTAL APPROX. FLOOR AREA 1893 SQ.FT. (175.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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