



8 Calver Close, Penryn

Guide price £240,000 Freehold

Modern mid-terrace two double bedroom house with garage. Located on this peaceful cul-de-sac, built by Wainhomes in the middle of town and benefitting from a private West facing garden. A great first home or investment.

- Mid-terraced house
- Peaceful cul-de-sac whilst being town centre
- Two double bedrooms, bathroom
- Living room, kitchen/breakfast room
- Private West facing garden
- Garage

THE PROPERTY

This modern mid-terraced house has lots to offer! Located towards the head of the development and benefitting hugely from a garage to the rear. The house itself comprises a front facing living room with under stairs storage, kitchen/breakfast room to the rear with utility space and useful downstairs WC, whilst upstairs are two double bedrooms and a well-appointed bathroom. All is well presented throughout and the property benefits from gas central heating and double glazing. To the rear is a West facing garden with a great deal of privacy and woodland outlook. This would make a lovely first home or sound investment with low maintenance in mind.



THE LOCATION – Calver Close is a development completed by Wainhomes which has proven extremely popular ever since and with very good reason. What the scheme offers is cul-de-sac peaceful living whilst being located centrally to all of the amenities that town living brings. Penryn is 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.



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Small front garden. Path to front door and...

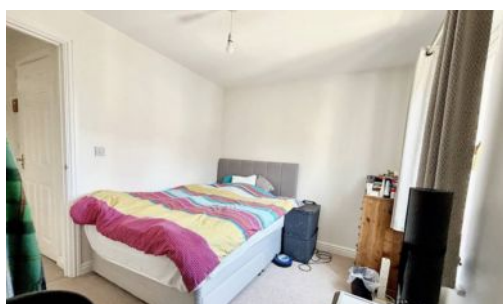
ENTRANCE HALL

Stairs to the first floor. Coat and shoe storage. Door into the.....

LIVING ROOM 13' 10" x 9' 7" (4.22m x 2.92m)

A lovely room with large window to the front. Under stair cupboard. Radiator. Door through to the....

KITCHEN 9' 11" (3.04m) x 13' 1" (3.99m) reducing to 8' 10" (2.71m) Well presented and well-appointed with a range of wood fronted eye and base units on two sides with many meters of grey work surface with a one and a half bowl stainless steel sink under a window to the rear. Built-in cooker with hob and extractor over. Tiled splashback. Space for white goods. Gas boiler in a wall mounted cupboard in the corner fuelling radiator central heating and hot water supply. Radiator. Door out to the rear garden and door to....





CLOAKROOM/WC 4' 7" x 3' 10" (1.40m x 1.17m)

White low level push button flush WC and pedestal hand wash basin. Radiator and extractor.

FIRST FLOOR Stairs to first floor.....

LANDING Doors to bedrooms and bathroom.

BEDROOM ONE 13' 0" x 10' 2" (3.96m x 3.10m)

Window to rear. Radiator.

BEDROOM TWO 13' 0" (3.98m) reducing to 9' 6" (2.90m) x 8' 8" (2.66m) Window to front. Built-in wardrobe/airing cupboard. Radiator.

BATHROOM 6' 4" x 6' 3" (1.93m x 1.91m)

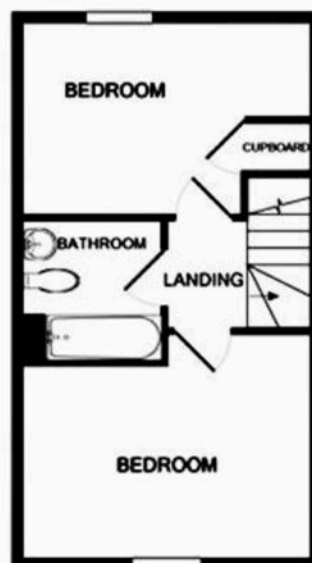
White suite comprising WC, bath with mixer tap shower over and glass screen to the side. Hand wash basin on vanity unit. Tiled wet areas. Radiator.



GROUND FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.7 SQ.M.)

8 CALVER CLOSE, PENRYN, CORNWALL, TR10 8SG.
TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.4 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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1ST FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)

8 CALVER CLOSE, PENRYN, CORNWALL, TR10 8SG.
TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.4 SQ.M.)

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OUTSIDE

REAR GARDEN

Approximately 29' 6" x 13' 1" (9m x 4m) Mainly laid to lawn with high wooden fencing and side gate that leads to the Garage.

GARAGE

17' 7" x 8' 4" (5.38m x 2.56m) Owned on a 999 leasehold basis from 2008 and sold with the house, peppercorn ground rent and small contribution to insurance payable each year.

AGENTS NOTE: There is currently an annual estate charge of £150 per annum. Plymouth Block Management are the managing agent 01752 257338 Email: jan@plymouthblockmanagement.com.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Services: Mains electricity, gas, water & drainage