



7 Alderwood Parc, Penryn, TR10 8RJ

£210,000 Freehold

An end of terrace house located in this popular cul-de-sac in residential Penryn. Overlooking a communal green area with due South facing rear garden. Well presented three bedroom accommodation with good living spaces. A great first home or profitable investment with no onward chain.

Residential Sales
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3 Church Street, Falmouth,
Cornwall, TR11 3DN
sales@heather-lay.co.uk

Property Letting & Management
01326 374850

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Land and New Homes
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REF NO. 11404

- End of terrace house
- Popular cul-de-sac location with residents parking
- Residential Penryn close to schools
- Three bedrooms, bathroom
- Living room, kitchen/diner
- South facing garden
- Modern gas central heating and double glazing
- No onward chain

THE LOCATION Alderwood Parc is a favoured spot, located in residential Penryn and offering ultimate convenience for the station and schools whilst being only a short walk from town. 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 and was recently voted 'the best place to live in the South West' in the prestigious Sunday Times guide.

THE PROPERTY Positioned towards the head of the development on a small cul-de-sac and overlooking an open green area with residents parking beside. This end of terrace house is a real cracker with a design that comprises large living room and kitchen/diner to the ground floor with three bedrooms (one double and two singles) and recently fitted bathroom to the first floor.

The property is well presented throughout with plenty of natural light, lovely outlook over the nearby countryside to the front as well as benefitting from modern double glazing and gas central heating.

To the rear is a good-sized enclosed garden which is perfectly due South facing with gated side access. We believe this would make a great first-time purchase or profitable investment and is available with no onward chain.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

ENTRANCE HALL 14' 7" x 5' 11" (4.45m x 1.81m)

LIVING ROOM 14' 6" x 12' 4" (4.44m x 3.77m)

KITCHEN/DINER 14' 7" x 8' 10" (4.45m x 2.71m)



FIRST FLOOR

STAIRS & LANDING 8' 8" x 5' 9" (2.65m x 1.76m)

BEDROOM ONE 14' 6" x 9' 1" (4.43m x 2.78m)



BEDROOM TWO 9' 0" x 7' 6" (2.76m x 2.29m)



BEDROOM THREE 9' 0" x 6' 9" (2.76m x 2.06m)

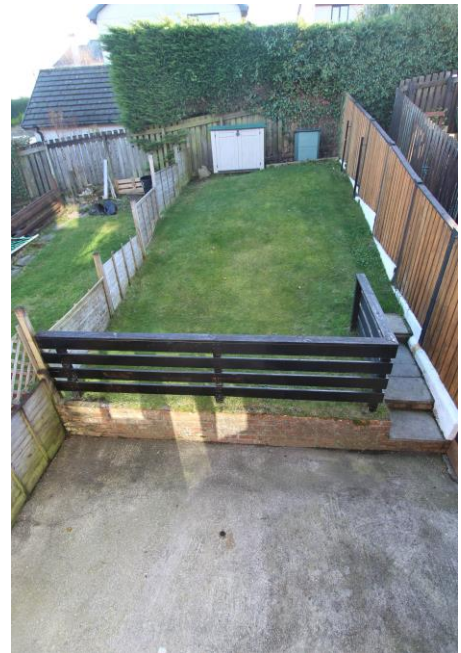


BATHROOM
5' 8" x 5' 5"
(1.74m x 1.67m)

OUTSIDE

GARDEN

South facing patio and lawn, enclosed by fencing with side gate access



PARKING Residents unallocated parking to front of house.



DIRECTIONS From Penryn town, proceed up and over the blue bridge on Kernick Road. Take the first right hand turning into Green Lane and then third right into Alderwood Parc, there is a parking area first on the left which is closest to the property. Number 7 is located end of terrace on the left hand side, indicated by a Heather & Lay for sale board.

VIEWING DETAILS: Strictly by prior appointment please with Heather & Lay, 3 Church Street, Falmouth Telephone: 01326 319767

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

GENERAL INFORMATION

Services: Mains electricity, gas, water & drainage

Council Tax: B

Tenure: Freehold

EPC Rating: C

ARE YOU BUYING TO LET?

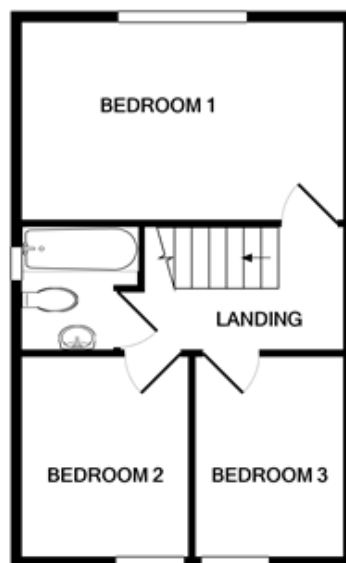
Heather and Lay Property Letting is the area's leading property management company with a dedicated team of letting professionals and an established reputation for letting property professionally.

Whether you buy through us or not, if you are thinking of letting and would like advice from one of our team, join 100's of satisfied customers and contact us today - 01326 374850 or penryn@heather-lay.co.uk – they would be delighted to hear from you.

FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

7 ALDERWOOD PARC, PENRYN, CORNWALL, TR10 8RJ.
TOTAL APPROX. FLOOR AREA 699 SQ.FT. (65.0 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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If asked we will recommend potential buyers use the services of trusted professionals. Should you decide to use the services of the provider you should know that Heather & Lay or the individual member of staff will not receive a referral fee.

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