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**Woodway,
Penryn**

**£375,000
Freehold**





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Property Introduction

Located towards the head of a cul-de-sac with elevated views over the surrounding countryside is this detached three bedroom bungalow.

The accommodation consists of a lounge, updated kitchen, separate utility, three bedrooms, snug/office and a family bathroom. The rear garden is enclosed and to the front parking is available on the driveway for two cars with a lawn to the side and a few steps lead up to the entrance.

The property also benefits from gas central heating and double glazing.

Previously properties in this area have attracted a great deal of interest and viewing our interactive virtual tour is strongly recommended prior to a closer inspection.

Location

Located off Woodland Avenue on the outskirts of Penryn town centre and enjoying a green outlook, this home is close to the junior and senior schools and the town's amenities. Asda supermarket is also in close proximity and lovely walks can be enjoyed around the picturesque College Reservoir and Argal Reservoir.

With the expanding Tremough University on the edge of the town bringing a vibrancy to Penryn, the town centre boasts a range of individual shops, a Post Office, cafes and Public Houses. There are good bus and train links to surrounding towns and villages and the nearby harbourside town of Falmouth being just two miles distant has four lovely beaches to choose from and a further range of amenities.

ACCOMMODATION COMPRISES

Double glazed entrance door opens to:-

ENTRANCE HALLWAY

Ceramic floor tiled. Loft hatch. Radiator. Coat and shoe storage. Glazed door opening to:-

LOUNGE 14' 4" x 11' 0" (4.37m x 3.35m) maximum measurements into fireplace recesses

Double glazed window to the front elevation enjoying far reaching views. Radiator. Laminate flooring. Fireplace with hearth housing an inset gas fire. Glazed door opening to:-

KITCHEN 14' 3" x 9' 7" (4.34m x 2.92m)

A range of Shaker style wall and floor mounted units with wooden worktop over with upstands incorporating a double sink. Spaces for range cooker, fridge/freezer and washing machine. Double glazed window to front elevation enjoying the far reaching views. Radiator. Display shelving. Loft hatch. Spotlights. Laminate flooring. Open doorway opening to:-

UTILITY 9' 7" x 5' 7" (2.92m x 1.70m)

Tiled flooring. Spaces for freezer and tumble dryer. Shelving and worktop. Radiator. Folding double doors open to bedroom four.

BEDROOM ONE 10' 11" x 9' 8" (3.32m x 2.94m) maximum measurements

Double glazed window to rear elevation overlooking the garden. Open shelved storage space with hanging rail. Radiator.

BEDROOM TWO 10' 1" x 8' 11" (3.07m x 2.72m)

Double glazed window to the front elevation. Radiator.

BEDROOM THREE 8' 9" x 8' 4" (2.66m x 2.54m) maximum measurements plus door recess

Double glazed door to rear garden. Inset shelving. Radiator. Storage cupboard.

SNUG/OFFICE 10' 11" x 9' 0" (3.32m x 2.74m)

Double glazed window and double doors opening to the garden. Radiator.

FAMILY BATHROOM

A folding door opens to the bathroom which comprises bath with shower over with shower attachment, vanity wash hand basin and concealed cistern low level WC. Fully tiled walls. Obscured double glazed window. Heated towel rail.

OUTSIDE FRONT

There is driveway parking for two cars to the front of the property with a lawn to the side with a hedge border. Steps lead up to the entrance with trellis of wisteria and a pathway leads the double glazed entrance door.

REAR GARDEN

Immediately to the rear of the property is a patio leading up a couple of steps to a raised gravel bed and an artificial lawn and a range of mature shrubs. The garden enclosed with walling and fence above.

SERVICES

Mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

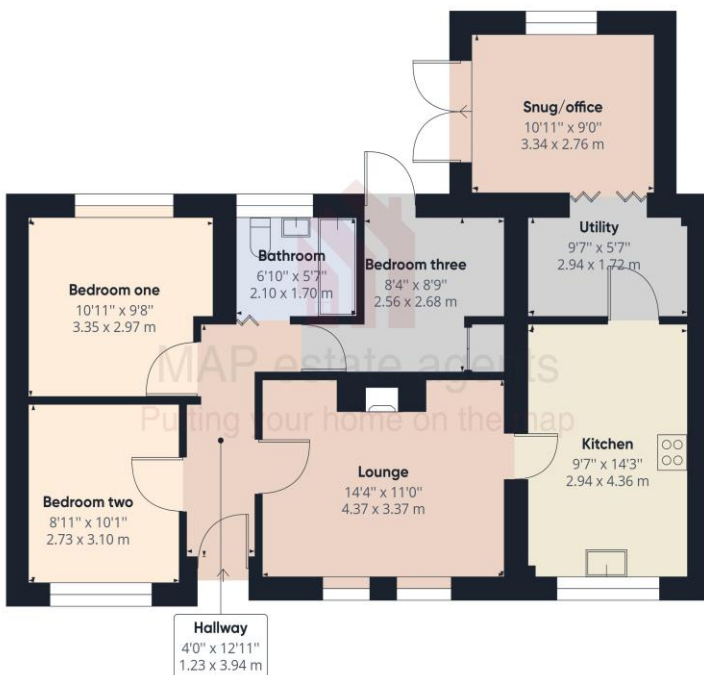
The Council Tax band for the property is band 'C'.

DIRECTIONS

From Asda in Penryn on your right hand side and B and Q on your left handside proceed towards Penryn Town centre along Kernick Road, turn right into Woodland Avenue. Woodway is the second cul-de-sac on the right hand side. The bungalow is towards the end on the right hand side. If using What3words:- jobs.name.slave



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
834.04 ft²
77.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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MAP's top reasons to view this home

- Situated in a cul-de-sac with outlook over fields
- Detached bungalow
- Three bedrooms
- Lounge with elevated view
- Updated kitchen, separate utility
- Snug/office
- Bedroom three opening out to garden
- Enclosed rear garden with scope to improve
- Driveway parking for two cars
- Located close to Penryn College and University

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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