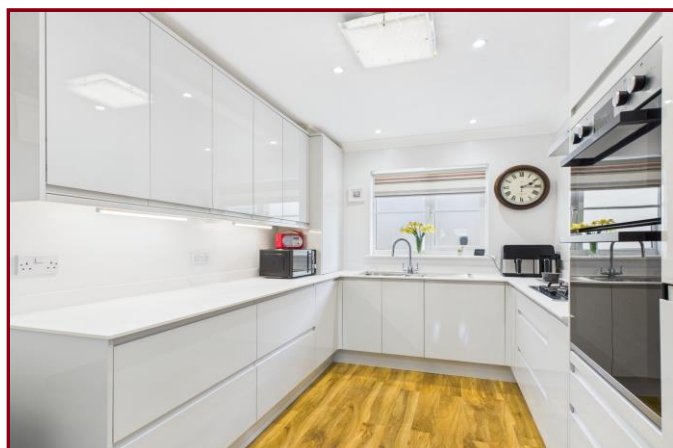




**MAP estate agents**  
Putting your home on the map

**Poltair Road,  
Penryn**

**Guide Price £420,000  
Freehold**







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## **Property Introduction**

An immaculately presented two bedroom detached bungalow, just one of three positioned on a private road. The sellers have fitted a new kitchen and a new boiler as well as decorating and improving this lovely home.

The lounge/diner looks out over the enclosed rear garden. The principal bedroom has an en-suite shower room and there is a second double bedroom plus a further updated shower room.

Outside to the front is a lawn with driveway parking leading to a garage with lighting, power and an electric up and over door.

Please view our interactive virtual tour to fully appreciate all this property has to offer!

## **Location**

Built, we believe in 2004, the property is one of just three bungalows in a private cul-de-sac located off Poltair Road. Penryn is an historic market town located at the head of the Penryn River with a varied selection of niche retail shops as well as convenience stores, Post Office, cafes and Public Houses. The train station provides a regular service to the Cathedral City of Truro where there is a main line rail link to London Paddington. The expanding Tremough University is situated on the edge of Penryn whilst Penryn College is easily accessible via the numerous bus routes serving the town.

The harbour town of Falmouth is about two miles distant with a wider range of specialist shops and high street stores, high quality restaurants and bars to cater for every taste. There are many attractions including four beaches and the sailing waters of the Carrick Roads are considered amongst the best in the country. Popular visitor attractions also include the National Maritime Museum and Pendennis Castle. Evening entertainment can often be found at Event Square in the heart of the town or you can choose from a number of films showing at the multi-screen cinema.

## ACCOMMODATION COMPRISES

Double glazed door with storm porch over opening into:-

## HALLWAY

A spacious L-shaped hallway with radiator and walnut effect laminate flooring. Doors lead off to:-

## LOUNGE/DINER 22' 10" x 12' 8" (6.95m x 3.86m) maximum measurements

A spacious and light bright room with double glazed window to the rear elevation and French doors opening to the rear garden. Two radiators.

## KITCHEN 10' 11" x 8' 5" (3.32m x 2.56m) maximum measurements

Range of floor and wall mounted Howdens dove grey handle less high gloss cupboards and deep drawers with composite work top over incorporating a one and a half bowl sink and drainer. Integrated gas hob with feature splashback, extractor hood above and eye level double oven. Integrated fridge and freezer, cupboard housing 'Worcester' combination boiler. Double glazed window to front elevation.

## BEDROOM ONE 12' 4" x 12' 0" (3.76m x 3.65m) maximum measurements

Double glazed window with fitted blinds. Radiator and door to:-

## EN-SUITE SHOWER ROOM

Walk-in shower cubicle housing mains water shower, low level WC and pedestal wash hand basin with tiled splash back and mirror over. Heated towel rail. Obscured double glazed window. Extractor fan. Linoleum flooring.

## BEDROOM TWO 10' 4" x 10' 3" (3.15m x 3.12m) maximum measurements

Double glazed window with fitted blinds and radiator.

## FAMILY SHOWER ROOM

Low level walk-in fitted shower cubicle with feature splash boarding housing and mains water shower, low level WC and pedestal wash hand basin. Heated towel rail. Obscured double glazed window and linoleum flooring.

## OUTSIDE FRONT

To the front is a lawn with driveway parking leading to a:-

## DETACHED GARAGE 16' 11" x 9' 4" (5.15m x 2.84m)

Having an up and over door with electric, lighting and power connected. Eaves storage and double glazed window. Space and plumbing for washing machine.

## REAR GARDEN

The rear garden is enclosed with a range of mature shrubs, a lawn, gravelled seating areas and a useful storage shed.

## SERVICES

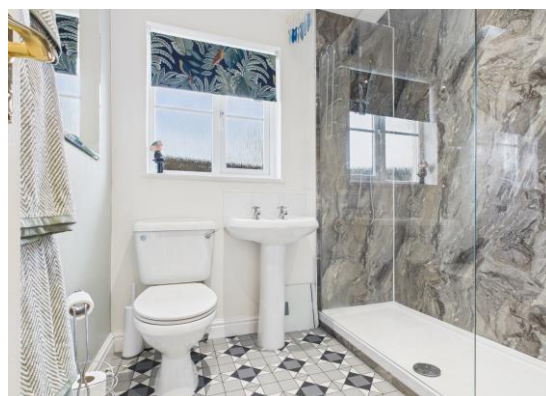
Mains gas, mains electric, mains water and mains drainage.

## AGENT'S NOTE

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

## DIRECTIONS

From the Asda roundabout head towards Penryn along Kernick Road. Contine over the mini-roundabout by Penryn Rugby Club on your left hand side. Poltair Road is a little further along on the on the right hand side, turn in and drive along Poltair Road towards the private road at the end. The property can be found on the on left hand side. If using What3words:- cakes.before.boxing



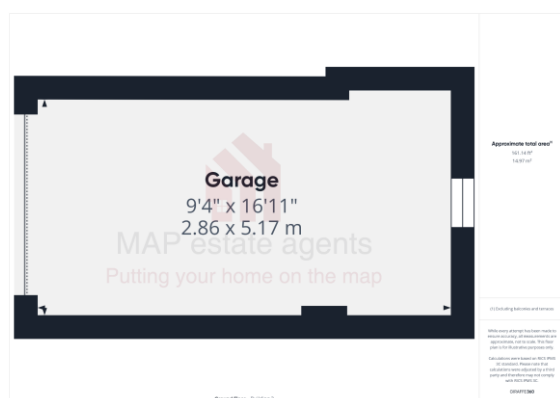
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	75
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





## MAP's top reasons to view this home

- One of just three bungalows set along a private road
- Detached immaculate bungalow
- Two double bedrooms
- Refitted modern kitchen
- Lounge/diner looking out to enclosed garden
- Principal bedroom en-suite plus family bathroom
- Gas central heating
- Garage with lighting and electric
- Enclosed rear garden
- Driveway parking



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