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**Round Ring Gardens,
Penryn**

**£375,000
Freehold**





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Property Introduction

This lovely three bedroom detached house is perfectly situated on a small development on the outskirts of Penryn.

Tucked away in the corner with an open green space and path to the side leading to the communal open space with children's play area.

The house consists of three bedrooms with principal bedroom en-suite, a dual aspect lounge and a kitchen/diner opening to the enclosed garden, a ground floor cloakroom and first floor family bathroom.

The garden is fully enclosed and designed to be low maintenance, to the front is a car port and driveway to park two cars in tandem.

Location

Round Ring Gardens is situated on the St Gluvias side of Penryn, which is a popular and quiet area within walking distance of the town enjoying the rural and town views due to its elevated position and from here there is road access on towards Mylor and Flushing. The property is close to a communal green space with children's play park. The town of Penryn offers a good range of amenities to include shops, public houses, cafes, pharmacy, convenience store, doctors surgery to name a few. There are also very good transport links to the neighbouring harbour side town of Falmouth and to the city of Truro with its onward direct link to London Paddington and beyond. The Penryn campus of Exeter University is located on the outskirts of the town.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

ENTRANCE HALLWAY

Coat and shoe storage. Radiator. Stairs to first floor. Doors off to:-

CLOAKROOM

Obscure double glazed window. Pedestal wash hand basin with tiled splashbacks and mirror over and low level WC. Extractor fan, linoleum flooring, radiator and fitted roller blind.

LOUNGE 16' 0" x 12' 10" (4.87m x 3.91m)

A dual aspect room with double glazed windows to the rear and side. Radiator. Archway through to the:-

KITCHEN/DINER 16' 4" x 10' 2" (4.97m x 3.10m) maximum overall measurements, plus bay

Range of wood wall and floor mounted cupboards with worktop over incorporating a breakfast bar and a one and half bowl sink and drainer. Tiled surround. Integrated oven, hob and extractor above. Integrated fridge, freezer and dishwasher. Space for washing machine. Double glazed window to the rear elevation, French doors to the rear elevation and double glazed bay window in the dining area with plenty of space for a dining table and chairs. Radiator. Tiled flooring. Understairs storage cupboard.

From hallway, turning staircase to first floor with double glazed to front elevation on half landing. Stairs continue up to the:-

FIRST FLOOR LANDING

Loft hatch and doors opening off to:-

BEDROOM ONE 10' 7" x 10' 0" (3.22m x 3.05m) plus door recess

Fitted wardrobes with mirrored doors. Double glazed window and radiator. Door opening to:-

EN-SUITE

Double glazed obscured window. Pedestal wash hand basin with tiled splashback and mirror over, shower cubicle with tiled surround housing a mains water shower and low level WC.

BEDROOM TWO 9' 5" x 8' 10" (2.87m x 2.69m)

Double glazed window and radiator.

BEDROOM THREE 8' 7" x 6' 10" (2.61m x 2.08m)

Double glazed window and radiator.

FAMILY BATHROOM

Obscured double glazed window. Low level WC, bath with mains water shower over, shower screen, tiled surround and pedestal wash hand basin with tiled splashback. Linoleum flooring and radiator.

OUTSIDE FRONT

Steps with a handrail and pathway lead down to the front door with lawn to either side and low level hedging. A pedestrian gate leads round to the garden. To the side of the property is a pathway which leads to a lovely green communal space and children's playground.

REAR GARDEN

To the the garden is enclosed with a combination of fencing and walling and a pedestrian gate to the front. Immediately to the rear of the property is a patio. Space for bin and recycling storage. Artificial low maintenance lawn. Outside tap and storage shed.

PARKING

To the front is a car port with the space for this property in the middle bay and then there is space for another vehicle to park behind.

SERVICES

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

AGENT'S NOTE

The Council Tax band for the property is band 'C'. As with most modern developments, there is a service charge for the upkeep of communal areas, road and lighting. The charge is currently £200.00 per year.

DIRECTIONS

From Commercial road at the bottom of Penryn on the B3292, pass the Texaco garage on your left hand side and turn into Truro Hill. Continue to the top of hill turn right, past Old Well Gardens, and Round Ring Gardens is on the left hand side. Proceed into the close following the road around to the right. At a junction at the top turn left until the end follow around to the left and the property is on the corner ahead on your left hand side. If using What3words:- flocking.giggle.crisis

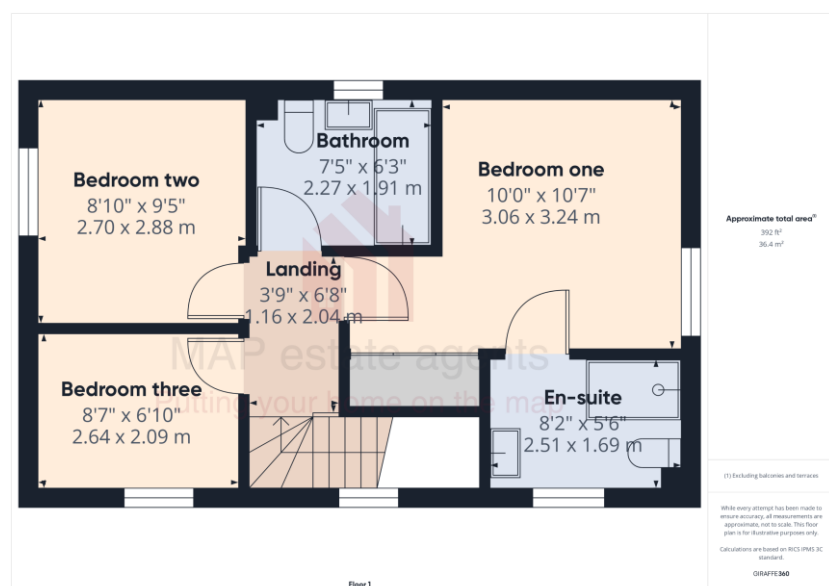
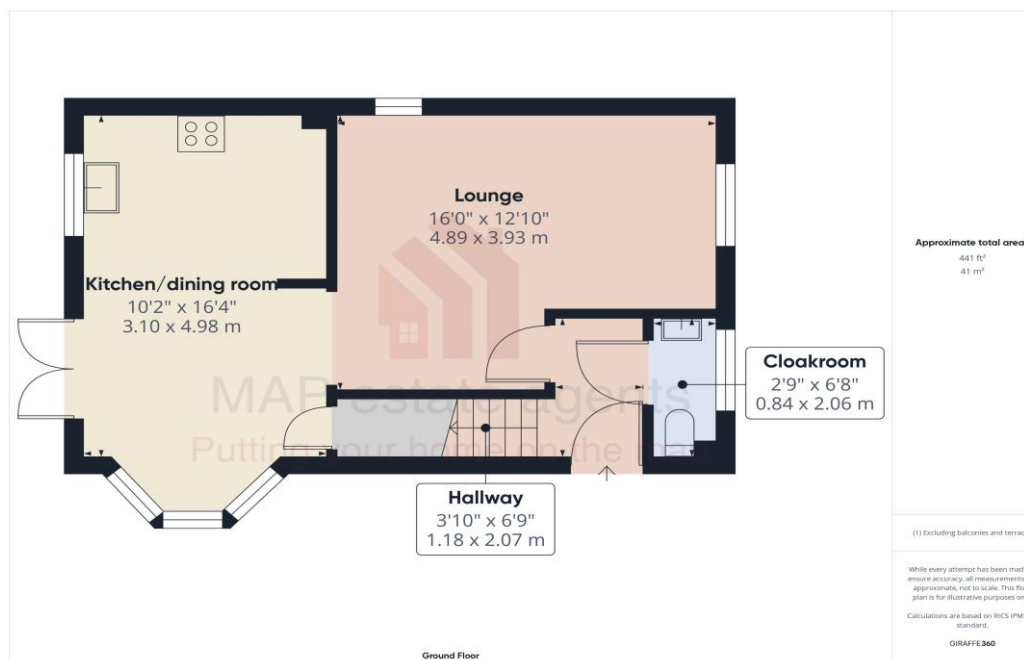


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		90
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	78	
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Lovely detached three bedroom house
- Tucked away in a corner position
- Located on the outskirts of Penryn
- Three bedrooms, principal with en-suite
- Lounge with dual aspect windows
- Kitchen/diner opening to the garden
- Family bathroom and ground floor cloakroom
- Enclosed low maintenance garden with patio and shed
- Covered carport with driveway to park two cars
- Lovely small development with communal green space and park



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