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**Green Lane,
Penryn**

Guide Price £375,000
Freehold





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Property Introduction

This spacious extended four bedroom bungalow in Green Lane is perfectly situated for the Primary and Secondary schools of Penryn and Tremough University Campus.

The bungalow is currently a successful student let, which a lucky buyer could continue with, or choose to make it a spacious home for somebody after August 2026. There are four bedrooms, the principal bedroom having an en-suite shower room, lounge (currently showing as a bedroom), a kitchen/diner and family bathroom.

To the outside is driveway parking for two cars and there is a good size garden to the front plus an enclosed rear garden. A pedestrian pathway from the front leads around to the rear garden.

Location

Green Lane is within a popular residential area being conveniently situated for the Penryn Railway Station, the Primary and Secondary Schools of Penryn and also the Tremough and Exeter University Penryn Campus.

Penryn is a bustling harbour side town steeped in history with a good range of individual shops, cafes and Public Houses, there is also a doctor's surgery, Post Office and convenience store. A variety of supermarkets are situated on the outskirts of the town. Buses and trains run regularly from Penryn to the harbour side town of Falmouth or Truro city centre.

ACCOMMODATION COMPRISES

Double glazed door leading into:-

ENTRANCE HALL

Engineered oak flooring. Radiator with cover. Two loft hatches. Storage to cupboard. Archway to kitchen and door opening to:-

LOUNGE/BEDROOM 13' 4" x 11' 3" (4.06m x 3.43m) maximum measurements into recesses

Double glazed window to front elevation. Radiator. Gas fire with surround and hearth. Aerial socket, telephone socket. Our vendors have informed us that the lounge is currently being used as a bedroom.

KITCHEN/DINER 23' 7" x 6' 8" (7.18m x 2.03m) plus recess

A dual aspect room with a range of floor and wall mounted cupboards with working surfaces over incorporating sink and drainer. Tiled surround. Spaces for cooker, washing machine, dishwasher, tumble dryer and fridge/freezer. Two radiators. Tiled flooring. Airing cupboard housing gas combination boiler. uPVC double glazed door opening to the rear garden.

BEDROOM ONE 12' 5" x 9' 7" (3.78m x 2.92m) plus doorway recess

Double glazed window. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Obscured double glazed window. Shower cubicle, pedestal wash hand basin and low level WC. Tiled flooring.

BEDROOM TWO 10' 6" x 6' 9" (3.20m x 2.06m)

Double glazed window to the front. Radiator.

BEDROOM THREE 10' 8" x 10' 3" (3.25m x 3.12m)

Double glazed window to the front elevation. Radiator.

BEDROOM FOUR/SNUG 8' 3" x 7' 0" (2.51m x 2.13m)

Double glazed window to rear elevation. Radiator. Our vendors have informed us that this room is being used as a snug.

BATHROOM

Obscured glass window. Bath, wall hung basin and low level WC. Tiled surround. Radiator. Tiled floor. Radiator. Loft hatch.

OUTSIDE FRONT

A drive provides parking for two cars. The garden is gravelled with hedging to either side and a low wall to the front.

REAR GARDEN

Laid to lawn with hedge surround and pathway leading around to the front.

SERVICES

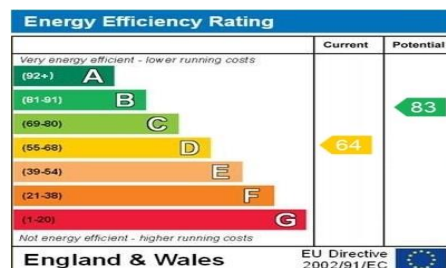
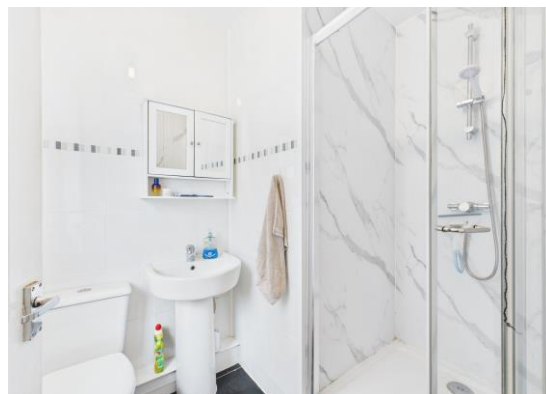
Mains water, mains gas, mains electric and mains drainage.

AGENT'S NOTES

The Council Tax Band for this property is Band 'C'. Please be advised that the current income is approximately £1,950.00 per calendar month and let is until August 2026. The property also has a new flat roof over the kitchen.

DIRECTIONS

Travelling along Kernick Road towards Penryn town centre, turn left just before the blue bridge and continue up Green Lane. Continue over the brow of the hill and the property can be found on the right hand side. If using What3words: rides.sunbeam.then





MAP's top reasons to view this home

- Spacious bungalow (currently used as a student let)
- Four bedrooms and family bathroom
- Principal bedroom en-suite
- Lounge
- Kitchen/diner opening to rear garden
- Enclosed rear garden
- Driveway parking
- Double glazing
- Gas central heating
- Convenient location for university and infant/junior schools



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