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**Bohelland Road,
Penryn**

**Guide Price £425,000
Freehold**





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Property Introduction

This sizeable detached bungalow is very unassuming tucked behind a hedge, offering a good degree of privacy, but not blocking the elevated views that it has across the town and surrounding countryside.

Located on the St Gluvias side of Penryn, the property has five bedrooms, four bathrooms, one of which is in a self contained annexe which has its own entrance, but also can be reached off the main hallway, which could provide an income or be suitable for a dependent relative.

A lounge, and kitchen/diner completes the property with doors leading off the kitchen out to an enclosed patio with rear garden off this. There is also a lawn and further seating space to the front of the Bungalow and garage under the house with driveway in front, offering off road parking for one car.

Location

Located on the St Gluvias side of Penryn, this enjoys elevated views across the town and glimpses of the Penryn River.

There is a useful cut through at the bottom of the estate from Commercial Road where there is a selection of retail shops including a wet fish shop, cafes and restaurant.

The main street of Penryn across the valley is steeped in history and offers a doctors surgery, a Post Office, selection of cafes and has bus and railway links to the University and neighbouring towns.

ACCOMMODATION COMPRISES

From the front, steps leading up to:-

ENTRANCE PORCH

Double glazed windows to two sides and further glazed door into a U-shaped hallway with storage cupboards, an airing cupboard and two radiators. Door off to:-

LOUNGE 13' 11" x 13' 10" (4.24m x 4.21m) maximum measurements into recesses

Double glazed window looking out to front elevation and radiator. Fireplace with hearth and mantelpiece housing gas fire. Returning to hallway, door to:-

ANNEXE

Door to:-

OPEN-PLAN LOUNGE/KITCHEN/BEDROOM 17' 2" x 9' 11" (5.23m x 3.02m) maximum measurements, irregular shape

Two Double glazed windows. Self contained with space for double bed, table to eat at and space for sofa to sit and relax. There is a small working surface incorporating a two ring hob, and floor and wall mounted cupboards with space for fridge/freezer. There is a sink unit and drainer and composite door to the outside. Radiator. Door to:-

SHOWER ROOM ONE

Obscure glass double glazed window. Shower cubicle, tiled flooring, extractor fan, heated towel rail, sink unit perched on vanity incorporating low level WC and hidden cistern.

BEDROOM THREE 11' 10" x 9' 10" (3.60m x 2.99m)

Double glazed window and radiator.

SHOWER ROOM TWO

Shower cubicle with splash boarding, low level WC, sink unit and vanity cupboard with splashback and mirror above. Returning to hallway, door to:-

KITCHEN/DINER 16' 0" x 8' 11" (4.87m x 2.72m)

Double glazed window with inset one and a half bowl sink unit and drainer under. Range of floor and wall mounted handle-less cupboards with worktop over with matching upstands. Eye level double oven and warming drawer. Wall mounted 'Worcester' boiler, hob with extractor hood above, space for fridge and space for washing machine. Double glazed French doors to patio and space for dining room table.

BEDROOM FOUR 12' 8" x 9' 7" (3.86m x 2.92m)

Double glazed window and radiator.

BEDROOM ONE 11' 10" x 10' 11" (3.60m x 3.32m)

Double glazed window and radiator. Door to:-

EN-SUITE SHOWER ROOM

Shower cubicle with tiled surround, sink unit and vanity, extractor fan, low level WC and heated towel rail.

BATHROOM

Obscure glass double glazed window. Bath with shower above and folding screen over, splashboarding, sink unit with pedestal.

BEDROOM TWO 15' 11" x 11' 0" (4.85m x 3.35m)

A generous room overlooking the front with a double glazed window and radiator.

OUTSIDE FRONT

To the front of the property, privacy hedging and pathways lead to front porch and to the side of property where there is an outside tap and door into the annexe room. The front garden has an area laid to lawn and further seating, gateway to garage and driveway.

GARAGE 19' 0" x 12' 3" (5.79m x 3.73m)

Double doors, storage space and electric and lighting.

REAR

To the rear, there is a patio for al fresco dining, a raised lawn, hedging, two greenhouses, and a further seating space which is used for the annexe.

SERVICES

Mains water, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(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

- Detached spacious bungalow
- Located on the St Gluvias side of Penryn
- Five bedrooms (one of which can be an annexe)
- Four bathrooms
- Lounge
- Kitchen/diner
- Front and rear gardens
- Garage
- Driveway
- Lovely elevated outlook across the town



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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