







TOM WILLS
PERSONAL PROPERTY AGENTS

2 Chandler Park
Penryn, TR10 9FL
£475,000



TOM WILLS

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Located toward the entrance to this highly desirable cul-de-sac and enjoying elevated views from the front, a handsome detached 3 double bedroom 2 bath/shower room bungalow, immaculately presented and luxuriously appointed with superb level, sunny and enclosed gardens leading directly from the living room with bi-folding doors. The bright, well-appointed kitchen is fully fitted with Bosch appliances. Driveway parking leads to twin garaging below with great scope to extend into, as well as the option of extending into the vast loft area also, subject to consents. 3 Years NHBC warranty remain.

- Fine detached bungalow
- Luxuriously appointed
- Superb scope to convert attic
- Twin garaging
- Broad driveway parking
- Impressive raised entrance
- Level, private and sunny garden
- Bi-folding doors from living room
- 3 Bedrooms
- 2 Bath/shower rooms





Constructed in 2018 by Pearce Fine Homes, a luxuriously appointed and extremely well-equipped detached home featuring level, secure and sunny gardens with granite patio to the rear and far-reaching views from the front and easy access from the roadside. Many prospective buyers will be interested to know of the great potential to expand the accommodation, not only into the large loft space, but also into the garaging below (if desired), subject to obtaining the necessary consents. The double garage is currently divided by a temporary partition and features water and power connections.

The property already features immaculately presented accommodation with gas fired underfloor heating and quality double glazing. The fitted kitchen is particularly impressive and has been appointed with Quartz worksurfaces and full fitted Bosch appliances, including a double oven, dishwasher, washing machine, fridge and freezer. The master bedroom enjoys spacious and stylishly fitted en-suite facilities, mirrored by the finish in the family bathroom.



THE SITUATION

In an elevated position with far reaching views from the front, this attractive house is positioned within a modern cul-de-sac within the popular St Gluvias side of Penryn, with easy access to historic town centre as well as being within a short drive of Falmouth and Truro. For the boating enthusiasts, Mylor Harbour and Falmouth Marina are both within a 5 minute drive and there are beautiful walks from the front door around Enys Estate and gardens.

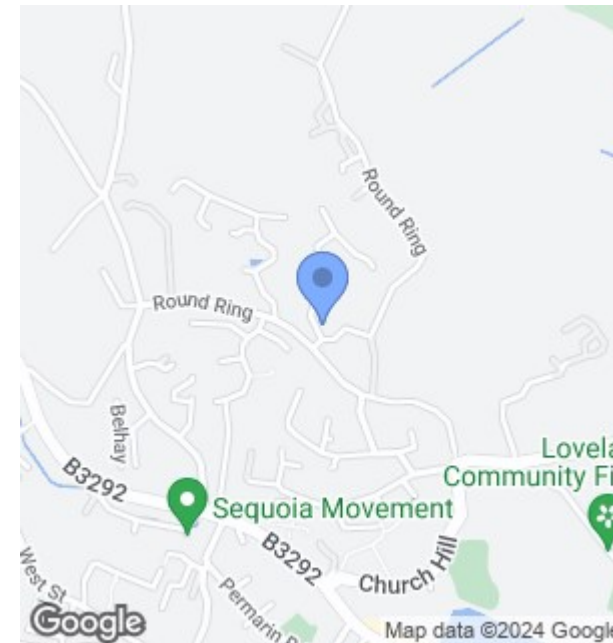
ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Development charge approximately £120 per annum. Council Tax - Band C. EPC rating - 83 (B). Gas fired (zoned) underfloor central heating. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**




TOTAL APPROXIMATE FLOOR AREA 1313 SQ FT INCLUDING GARAGE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Viewing Please contact us on 01326 352302 / 07917807142 if you wish to arrange a viewing appointment for this property or require further information.

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