



TOM WILLS
PERSONAL PROPERTY AGENTS

27 Bronescombe Close

Penryn, TR10 8LE

£510,000



TOM WILLS



3



2



2



D

27 Bronescombe Close

Penryn, TR10 8LE

An individual detached house enjoying beautifully appointed and spacious accommodation, flooded with natural light and boasting elevated views toward the Penryn River. This view is particularly impressive from the broad balcony and living area. A superb brick-laid driveway provides ample off-street parking, and a large south-facing garden is perfect for families, gardeners, and pet owners. A rare asset of the property is the lower floor office/studio store room, ideal for those working from home, hobbyists, or those needing space for gym equipment, bikes, or water sports equipment.



- Detached house
- 3 double bedrooms
- Incredibly light with elevated views
- Large south-facing garden
- Generous brick-laid driveway
- Basement 'office' and store room
- Glass and stainless steel balcony with river views
- 2 bath/shower rooms
- Ideal family home
- Popular cul-de-sac with individual houses





THE PROPERTY

An individual detached house, constructed in the 1970s and refurbished/extended around 2010, the house stands in a commanding position, enjoying elevated views overlooking the Penryn River. Spanning a generous 1420 sq. ft., the house offers masses of spacious accommodation, enjoying masses of natural light from sunrise on the balcony to sunset in the garden. Thoughtfully laid out, it features 3 double bedrooms and 2 bath/shower rooms, ensuring comfort, convenience, and versatility. The deep living/dining room enjoys a triple aspect and benefits from a wood-burning stove.



Constructed of traditional cavity block, the house is relatively low maintenance and economical to run with uPVC double glazing and central heating.

A lower ground floor studio/office/store provides versatility for various needs, catering to modern living requirements, including those of people working from home.



THE SITUATION

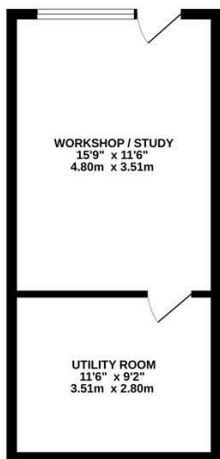
Bronescombe Close is a quiet cul-de-sac of detached houses and bungalows of varying size and designs, conveniently positioned in the area of Penryn near the head of the river. A 10-minute walk through the town centre leads to the branch-line rail link to Falmouth and Truro. Regular buses to Falmouth, Truro, Helston, and Redruth pass through Penryn Bridge, which is literally a 5-minute walk from the property. Coastal walks can be easily accessed from the head of the Penryn River, with a beautiful creek-side walk to Flushing Village being a popular route.



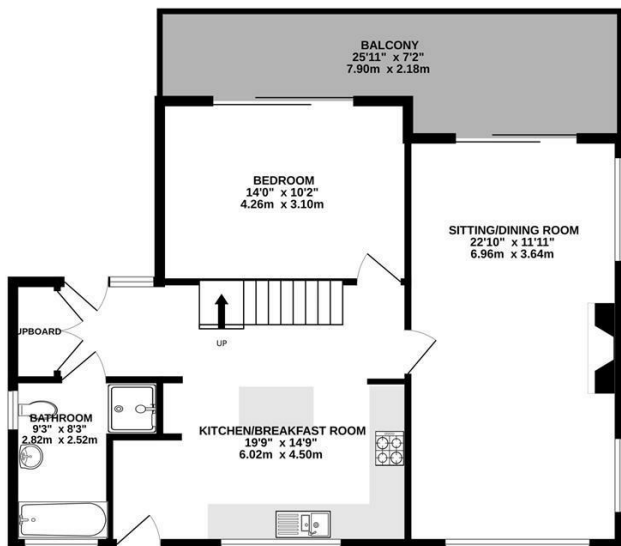
ADDITION INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase - tbc. Services - Mains gas, electricity, water and drainage. Council Tax - Band C. EPC - 61 (D). VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.

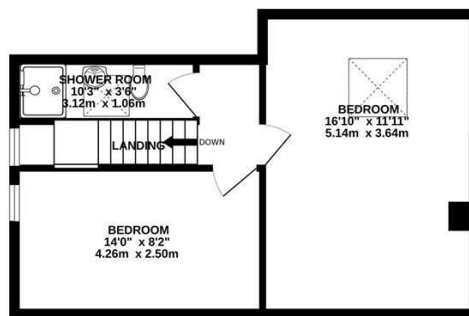
LOWER GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

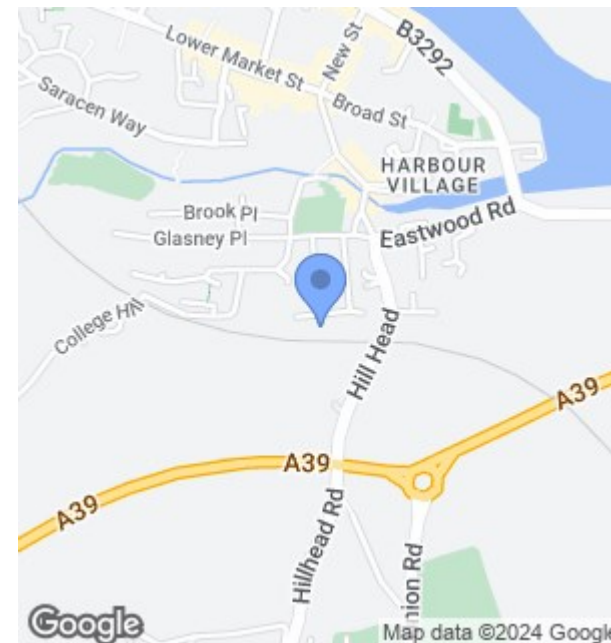


2ND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (132.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.