TOM WILLS
PERSONAL PROPERTY AGENTS

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27 Bronescombe Close
Penryn, TR10 8LE
£510,000

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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 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.
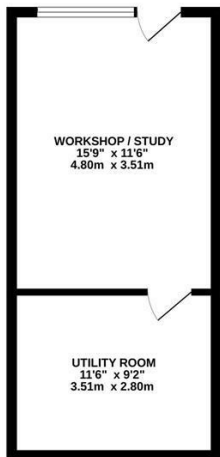
THE SITUATION
Bronescombe Close is a quiet cul-de-sac of detached houses and bungalows of varying size and designs, conveniently positioned in the area of Penryn near the head of the river. A 10-minute walk through the town centre leads to the branch-line rail link to Falmouth and Truro. Regular buses 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.
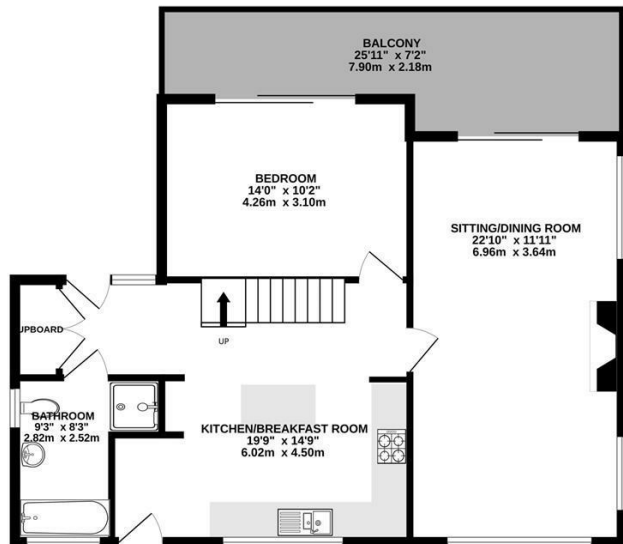
ADDITION INFORMATION
Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase - tbc. Services - Mains gas, electricity, water and drainage. Council Tax - Band C. EPC - 61 (D). VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.
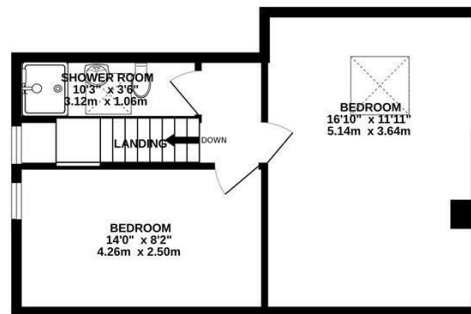
LOWER GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.
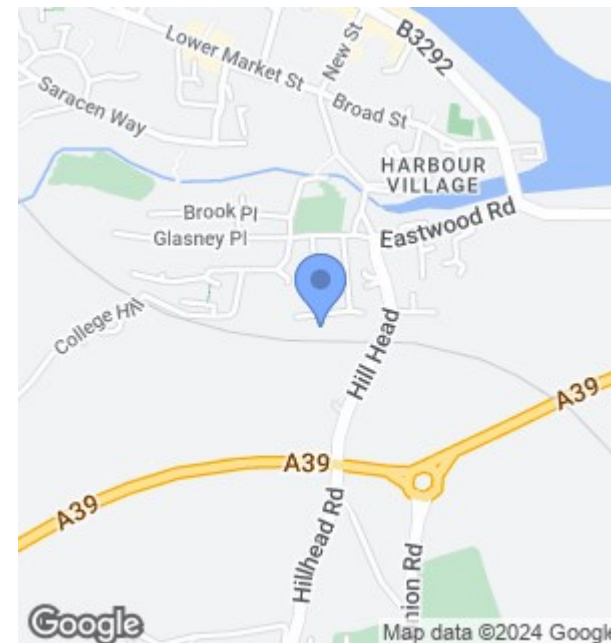
GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

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

WORKSHOP / STUDY
15'9" x 11'6"
4.80m x 3.51m

UTILITY ROOM
11'6" x 9'2"
3.51m x 2.80m

BALCONY
25'11" x 7'2"
7.90m x 2.18m

BEDROOM
14'0" x 10'2"
4.26m x 3.10m

SITTING/DINING ROOM
22'10" x 11'11"
6.96m x 3.64m

CUPBOARD

UP

BATHROOM
9'3" x 8'3"
2.82m x 2.52m

KITCHEN/BREAKFAST ROOM
19'9" x 14'9"
6.02m x 4.50m

SHOWER ROOM
10'3" x 3'6"
3.12m x 1.06m

LANDING

DOWN

BEDROOM
16'10" x 11'11"
5.14m x 3.64m

BEDROOM
14'0" x 8'2"
4.26m x 2.50m

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.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC