



TOM WILLS



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PERSONAL PROPERTY AGENTS

Riverside, 4 Summercourt

Harbour Village **£400,000**
Penryn, TR10 8GG



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Harbour Village Penryn, TR10 8GG

A superb three-story waterside house, ideal as a permanent home or investment/holiday let, with impeccably presented and stylishly refitted three bedroom two bath/shower room accommodation, enjoying a lovely southerly outlook over the river to the rear. The property also benefits from allocated parking and use of the residents boat storage park with slipway and direct access to Penryn River.

- 3-storey house
- Waterside position
- Thoroughly improved with 'turnkey' finish
- Tastefully refitted kitchen
- 2 bath/shower rooms
- Water facing patio plus small front garden
- Modern composite garden store/shed
- Allocated parking
- Use of dinghy park
- 3 good sized bedrooms





This appealing, relatively modern (built in 1999), three story home stands in an excellent waterside position at the head of Penryn River. Having been thoroughly upgraded by our clients with a high quality finish, the three bedroom two bath/shower room accommodation feels bright contemporary and enjoys a sunny terrace overlooking the river, as well as allocated parking and use of the Harbour Village dinghy boat park with slipway.

Recent upgrades to the accommodation include;

- * Replacement double glazed windows and front door by Everest (premium range)
- * Replacement boiler with a Hive central heating system
- * Oak flooring in living room
- * Stylish fitted kitchen with deep breakfast bar
- * Integrated appliances to include dishwasher, fridge, freezer, oven and induction hob
- * Tastefully re-appointed bath and shower rooms
- * Installation of storage areas
- * Redecoration inside and out
- * Upgraded insulation

This tranquil riverside location attracts an array of wildlife, in particular various species of seabirds which include Swan's, Egrets and Cormorants, adding to the peaceful and natural environment in which this house occupies.

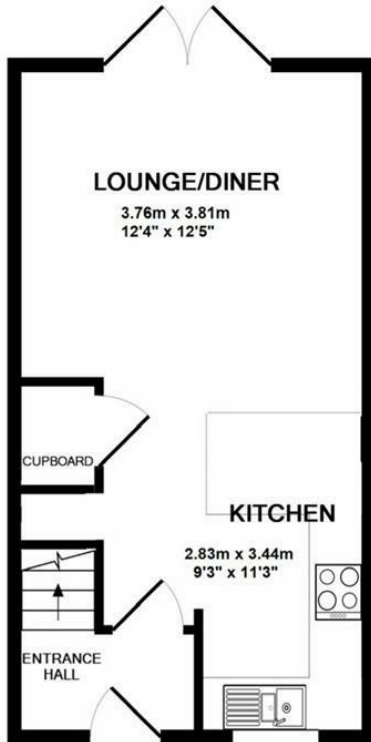


THE SITUATION

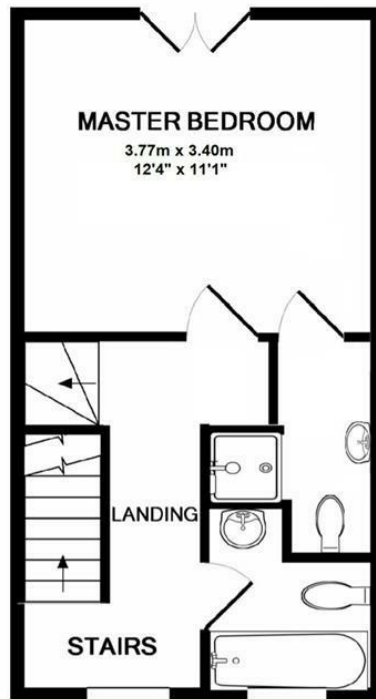
Located at the head of the Penryn River, perfectly positioned for the superb historic town's amenities, the neighbouring port of Falmouth, beautiful south coast beaches and exceptional day-sailing waters of the Fal Estuary. A 10 minute walk through the town centre leads to the branch-line rail link to Falmouth and Truro. Regular buses to Falmouth, Truro, Helston and Redruth pass through Penryn Bridge, literally a few hundred yards from the property. Coastal walks can be easily accessed from the head of Penryn River, with a beautiful creek-side walk to Flushing Village being a popular route.

ADDITION INFORMATION

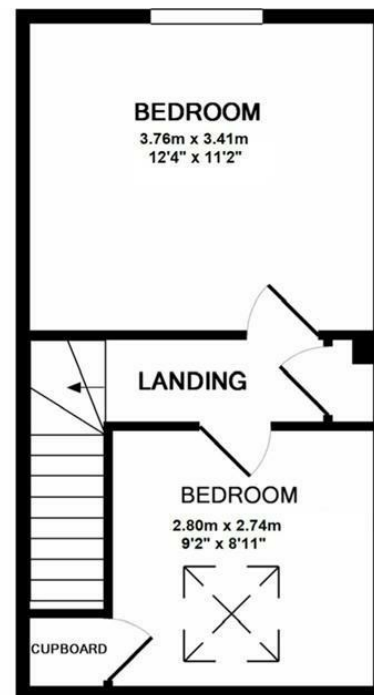
Tenure - Freehold. Service charge for 2024 was £304.70, to cover maintenance of the roads, parking space, communal gardens and the boat park. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band C. EPC - 68 (D). Gas fired central heating. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



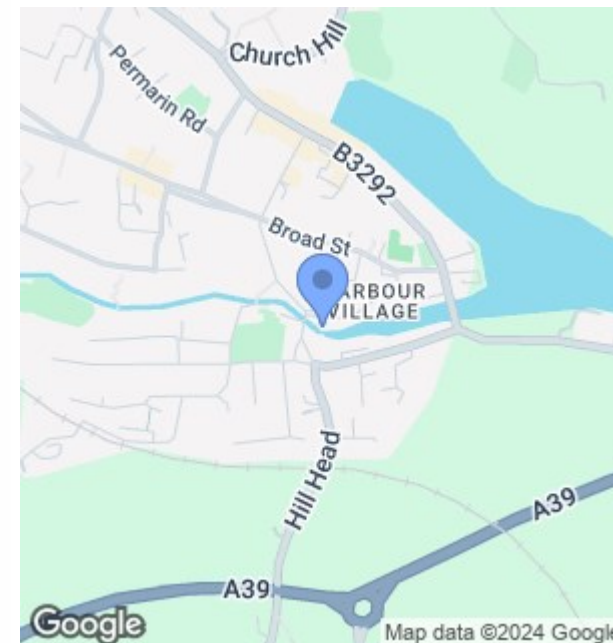
GROUND FLOOR



1ST FLOOR



2ND FLOOR



4 SUMMERCOURT, HARBOUR VILLAGE, PENRYN, CORNWALL TR10 8GG.

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
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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.

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Energy Efficiency Graph

