



3 Madison Row, Longdowns, Penryn, TR10 9DL

£299,950

PLOT 3 - READY FOR IMMEDIATE OCCUPATION!

One of a select development of 7 brand new, 'A-rated' eco homes, now complete and ready for occupation, located within striking distance of the University of Exeter, Penryn Campus; offering convenient and contemporary living, providing excellent eco credentials via solar panels to the roof, air source heating and an individual private drainage system. Constructed by a local and well respected developer, the property also benefits from 2 allocated off-road parking spaces and enclosed rear gardens.

Key Features

- A detached A-rated eco home
- 3 bedrooms
- Enclosed and low maintenance rear gardens
- 5 minutes drive from Exeter University, Penryn Campus
- Complete and ready for occupation
- Solar panels, air source heating and individual private drainage system
- 2 off-road parking spaces
- Located within close proximity of Falmouth, Penryn and Helston



THE ACCOMMODATION COMPRISES

Contemporary paved pathway leading to a part obscure glazed uPVC front entrance door, leading into the:-

LIVING ROOM

15'8" x 10'2" (4.80m x 3.12m)

Spanning the full width of the property with stairs rising to the first floor level, uPVC casement window to front elevation, TV aerial point, Fujitsu electric wall heater with wall mounted temperature control. Inset downlights, panelled door with part glazing opening into the:-

HALLWAY

Panelled doors leading to WC, kitchen/diner and under-stair cupboard providing much storage space and housing electrical consumer unit. Inset downlight, contemporary wood-effect flooring. Panelled door leading to:-

WC

Continuation of wood-effect flooring, low flush WC, sink with mixer tap set in vanity unit. Extractor fan, ceiling light.

KITCHEN/DINER

15'8" x 8'5" (4.80m x 2.57m)

Offering much natural light via two uPVC double glazed windows and central uPVC rear entrance door with part clear glazing offering a view over the low maintenance rear garden and parking beyond. Contemporary and modern fitted kitchen with an array of cupboard and drawer units above and below an oak-effect worksurface, with inset stainless steel sink with drainer and mixer tap, Prima electric oven with matching four-ring ceramic hob over and stainless steel extractor fan. Under-counter space for fridge/freezer. Continuation of wood-effect flooring, inset downlights, wall mounted Fujitsu electric wall heater and air conditioning unit.

FIRST FLOOR

LANDING

Panelled doors leading to all rooms, ceiling light, loft hatch. Carpeted flooring.

BEDROOM ONE

15'8" x 10'9" (4.80m x 3.28m)

Maximum measurements provided. A spacious double bedroom with broad casement window to the front elevation providing an outlook over nearby greenery and fields in the distance. Deep recess featuring waist-height cupboard providing useful storage space. Electric Fujitsu wall heater and air conditioning unit. Ceiling light, carpeted flooring, TV aerial point.

BEDROOM TWO

8'7" x 8'5" (2.64m x 2.59m)

uPVC casement window to rear elevation, TV aerial point and Fujitsu electric wall heater and air conditioning unit. Carpeted flooring, ceiling light.

BATHROOM

White three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap, panelled bath with handgrips, mixer tap and mains-powered shower. Tile-effect flooring.

BEDROOM THREE

8'5" x 6'7" (2.59m x 2.03m)

uPVC casement window to rear elevation, Fujitsu electric wall heater and air conditioning unit. TV aerial point, hanging light. Carpeted flooring.

THE EXTERIOR

FRONT

From the pedestrian walkway, an opening provides space to a shallow frontage, low maintenance in nature, with central paved pathway. A timber side gate provides access around the property, leading onto the rear garden.

REAR

A deep and low maintenance rear garden, enclosed to three sides by timber featheredge fencing, central garden pathway, Fujitsu air source heating unit. To the rear of the garden, an opening leads into the:-

ALLOCATED PARKING

Two spaces exist in parallel, providing private allocated parking.

GENERAL INFORMATION

SERVICES

Mains water and electricity are connected to the property. Private drainage via newly installed sewerage treatment system. Air course heating. Solar panelling.

COUNCIL TAX

To be confirmed by Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Joint Sole Agents - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813 and Goundrys, Treleven House, E5, Threemilestone Industrial Estate, Threemilestone, Truro, TR4 9LD. Telephone: 01872 242425.

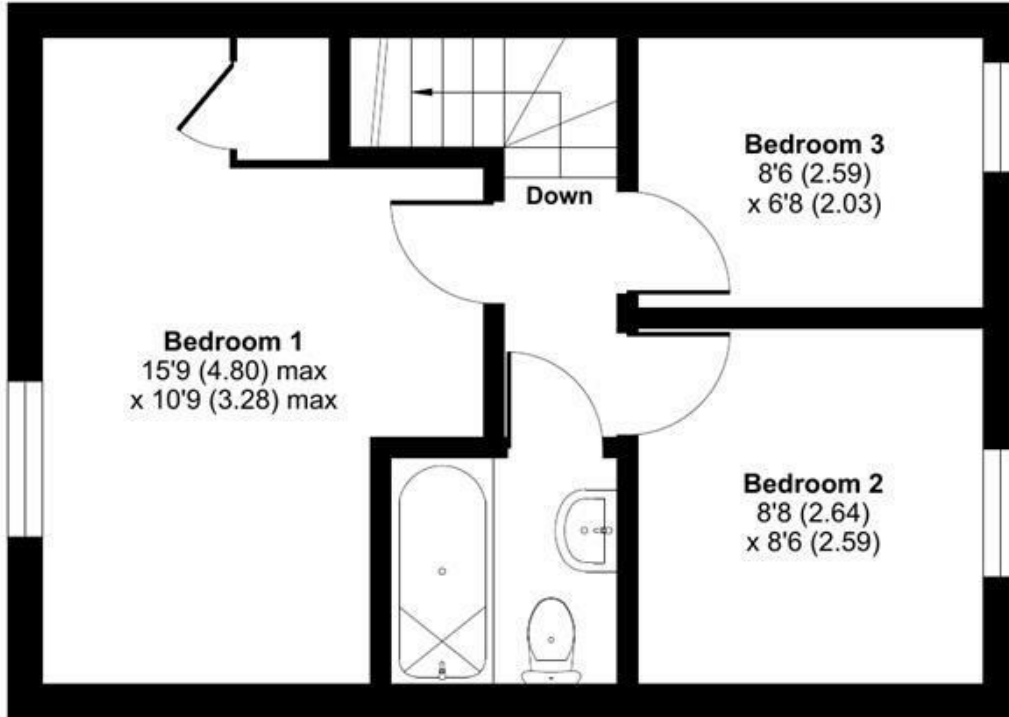
Floor Plan



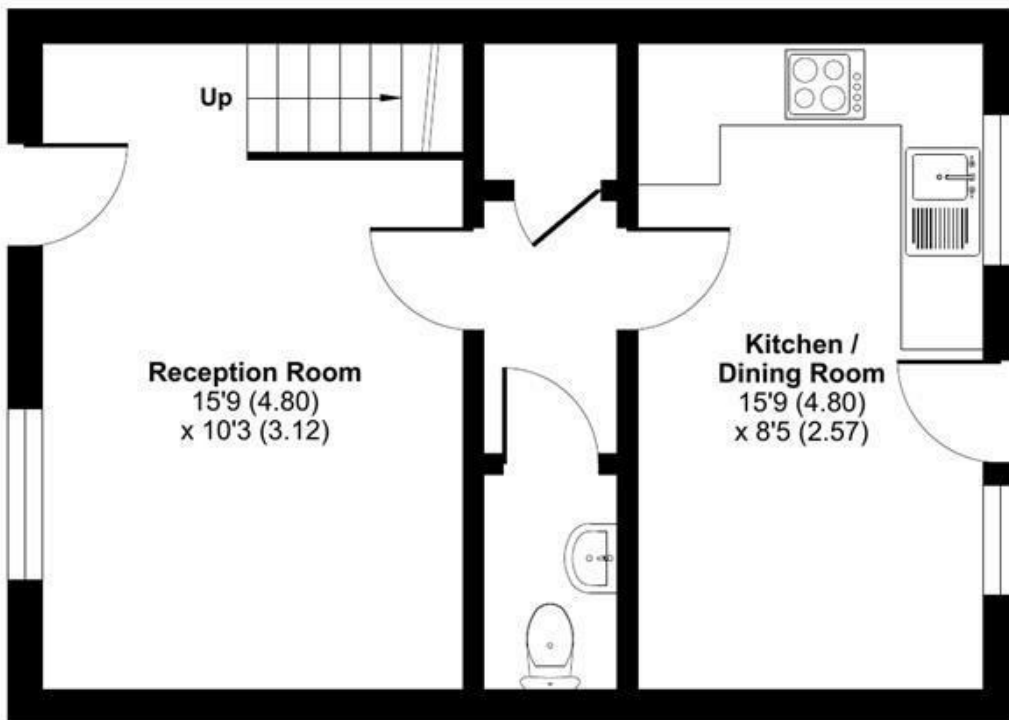
Madison Villas, Penryn, TR10

Approximate Area = 722 sq ft / 67.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcocom 2023. Produced for Laskowski & Company. REF: 1047255