



## 1 Madison Row, Longdowns, Penryn, TR10 9DL

£319,950

PLOT 1 - READY FOR IMMEDIATE OCCUPATION!

One of a select development of 7 brand new, 'A-rated' eco homes, now complete, 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

- An A-rated detached eco home
- 3 bedrooms
- Enclosed and low maintenance rear gardens
- 5 minutes drive from Exeter University, Penryn Campus
- Now 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

From the pedestrian walkway, a half-height wall with opening provides access onto a contemporary paved pathway, leading to the uPVC front entrance door, with exterior courtesy light and part obscure glazing. Door into the:-

### ENTRANCE PORCH

Recess to side providing useful space for coat hooks, shoes etc. Contemporary wood-effect flooring, ceiling light. Panelled door with part glazing into the living room. Panelled door into the:-

### WC

Low flush WC, sink with mixer tap set in corner vanity unit. Ceiling light, extractor fan. Continuation of contemporary wood-effect flooring.

### LIVING ROOM

A nicely proportioned living space with casement uPVC double glazed window to the front elevation providing an outlook over Madison Row. Opening to a turning staircase rising to the first floor with half height under-stair cupboard. Fujitsu electric wall heater with wall mounted temperature control. Two TV aerial points, inset downlights, carpeted flooring. Panelled door into the:-

### KITCHEN/DINER

Spanning the full width of the property and providing much natural light via French doors to the rear elevation and adjacent uPVC double glazed window. Access via clear glazed doors to the rear onto a low maintenance rear garden and parking beyond. Contemporary and modern fitted kitchen in an L-shape, comprising a number of base and wall units, oak-effect worksurface including inset stainless steel sink with mixer tap and drainer, space for under-counter fridge/freezer and Prima electric oven with matching ceramic hob over and stainless steel extractor. Fujitsu electric wall heater with wall mounted temperature control. Contemporary wood-effect flooring, inset downlights, electrical consumer unit.

### FIRST FLOOR

#### LANDING

Access to all rooms via panelled doors with ceiling light over the stairwell and loft hatch.

#### BEDROOM ONE

A bright principal bedroom with two sets of uPVC casement windows to the rear elevation, Fujitsu electric heater with wall mounted temperature control, TV aerial point, carpeted flooring. Panelled door to:-

#### EN-SUITE SHOWER ROOM

A contemporary white three-piece suite comprising low flush WC, sink and mixer tap set in vanity unit, shower cubicle with Bristan electric shower. Ceiling light, extractor fan. Tile-effect flooring.

#### BEDROOM TWO

uPVC casement window to front elevation, Fujitsu electric wall heater with wall mounted temperature control, raised cupboard providing deep storage. TV aerial point, ceiling light, carpeted flooring.

## FAMILY BATHROOM

Low flush WC, pedestal wash hand basin with mixer tap, panelled bath with handgrips, mixer tap and mains-powered shower. Ceiling light, extractor fan, tile-effect flooring.

## BEDROOM THREE

## THE EXTERIOR

### FRONT

Paved entrance pathway leading to the front entrance door, featuring low maintenance external space set either side, timber side gate providing access to a side pathway leading around the property, enclosed by timber featheredge fencing and Fujitsu air source heater. Walkway continuing to the rear garden and allocated parking spaces.

### REAR

Once again, with paved pathway and low maintenance external space, enclosed by timber featheredge fencing to three sides, offering a designated outside space suitable for those discerning purchasers with young children and/or pets. An opening leads to the:-

### PARKING

Two allocated parking spaces are provided for Number 1. One space exists immediately to the rear of the garden and, the other, located just in behind and to the right-hand side.

## 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

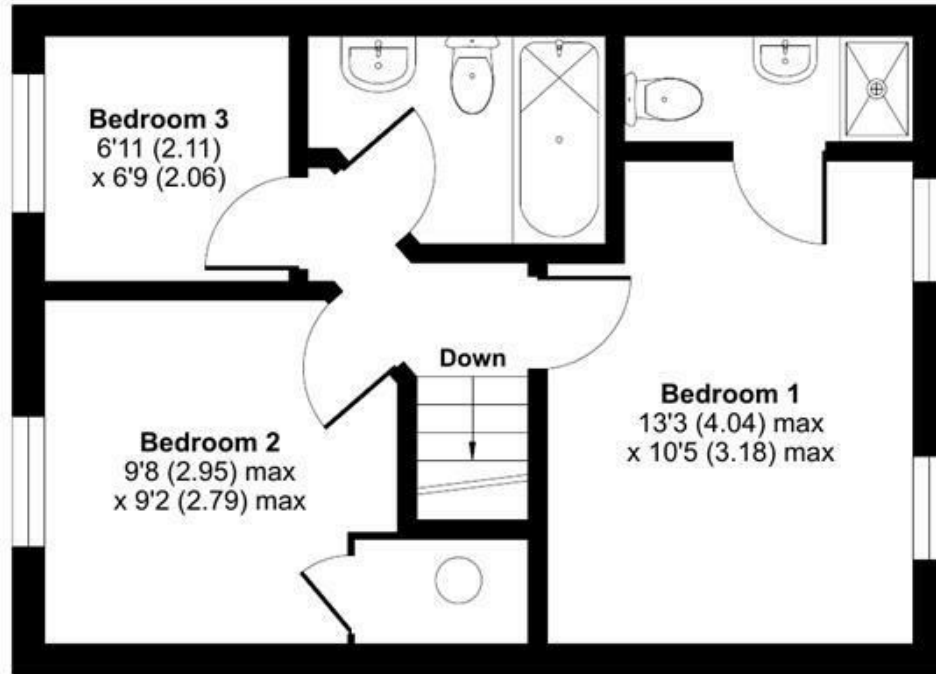
By telephone appointment with the vendors' Joint Sole Agents - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813 and Goundrys, Treleven House, E5, Threemilestone Industrial Estate, Threemilestone, Truro, TR4 9LD. Telephone: 01872 242425.

# Floor Plan

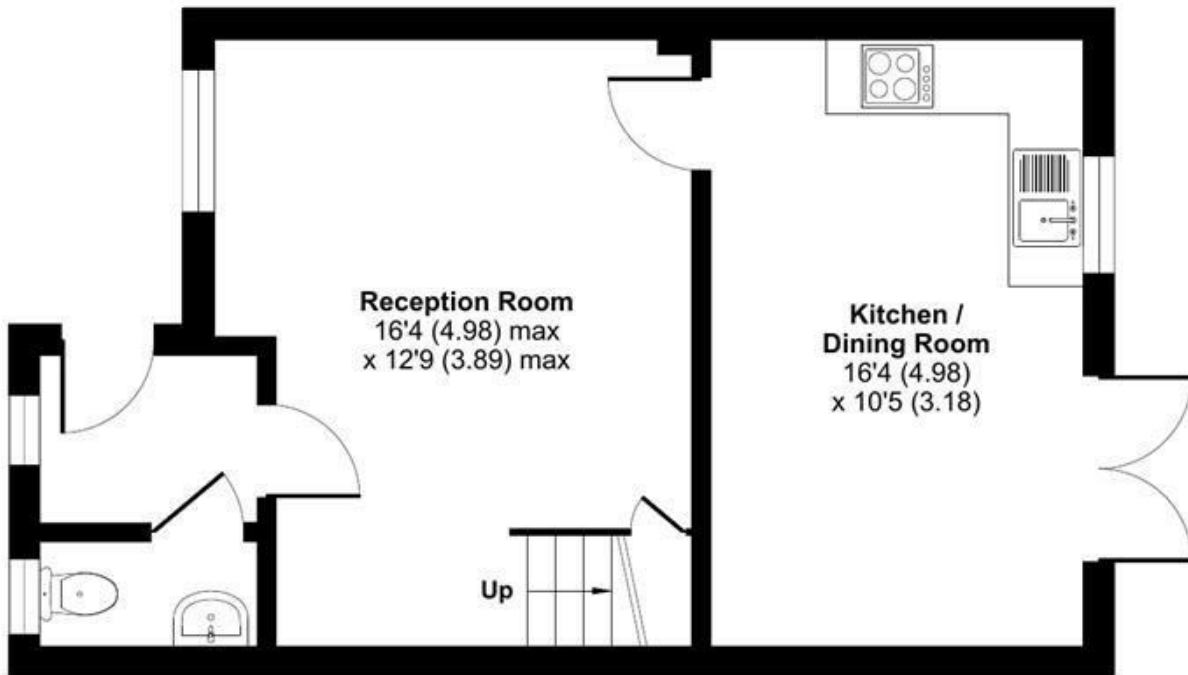
## Madison Villas, Penryn, TR10

Approximate Area = 799 sq ft / 74.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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