



1 Poltair Meadow, Penryn, TR10 8SF

£339,500

PRELIMINARY PARTICULARS OF SALE

In the final stages of being prepared for sale, with the benefit of immediate vacant possession and no onward chain, a semi-detached 2/3 bedroom, 2 bath/shower room house, arranged over 3 storeys, constructed by Messrs Wainhomes circa 2006, occupying a prominent position in this extremely popular cul-de-sac, close to all of Penryn town's amenities. Private off-road parking is provided in addition to an integral garage, there is an attractive, well enclosed and sunny rear garden, with the accommodation benefiting from double glazing and gas fired central heating. Early viewings are now available subject to appointment with the owner's Sole Agent, Messrs Laskowski & Company.

Key Features

- Semi-detached 3-storey house
- Versatile 2/3 bedroom accommodation
- Striking stone and tile-hung elevations
- Private off-road parking and integral garage
- For sale with immediate vacant possession and no onward chain
- Adaptable ground floor 3rd bedroom/office
- Attractively stocked and landscaped rear garden
- EPC rating C



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

ENTRANCE HALL

uPVC double glazed door from the front elevation. Turning staircase, radiator, timber-effect flooring.

CLOAKROOM/WC

White two-piece suite comprising a wall mounted wash hand basin and low flush WC. Radiator, timber-effect flooring.

BEDROOM THREE/STUDY

9'10" x 11'3" (3.02m x 3.44m)

A very adaptable room with double casement doors opening directly onto the well enclosed and attractively stocked rear gardens. Timber-effect flooring, radiator, connecting door to the:-

INTEGRAL GARAGE/UTILITY

8'5" x 19'3" (2.59m x 5.88m)

Metal roller door, electrical trip switching, light and power connected.

FIRST FLOOR

LANDING

Window to the front elevation, turning staircase from the ground floor and continuing to the second floor. Radiator, panel-effect doors to the:-

KITCHEN

9'11" x 8'2" (3.04m x 2.49m)

Window to the front elevation, timber-effect flooring. Range of fitted units with inset stainless steel sink with mixer tap and cutlery drainer. Recess with plumbing for dishwasher and washing machine. Cupboard housing wall mounted Ideal gas fired boiler providing domestic hot water and central heating. Hob, cooker panel point, Neff extractor canopy. Timber-effect flooring, archway to the:-

LIVING ROOM

19'3" x 10'2" (5.88m x 3.12m)

A broad, well proportioned room, the full breadth of the rear of the house, with window and double casement doors, with Juliet balcony, overlooking the well enclosed, sunny and attractively landscaped rear gardens. Timber-effect flooring continuing throughout. Fireplace with marble hearth and surround. Two radiators, dimmer switching, separate doorway from the landing.

SECOND FLOOR

LANDING

Window to the front elevation, radiator, airing cupboard housing Megaflow hot water cylinder with immersion heater and linen shelf. Loft access, panel-effect doors the bedrooms.

BEDROOM ONE

10'6" x 11'4" (3.22m x 3.47m)

Window to the rear elevation, radiator, door to:-

EN-SUITE SHOWER ROOM

White three-piece suite with pedestal wash hand basin, low flush WC and tiled shower cubicle with mains-powered shower. Window to the rear elevation, radiator, extractor fan.

BEDROOM TWO

8'5" x 12'9" (2.59m x 3.89m)

Window to the front elevation with views to the outskirts of Penryn. Radiator, door to:-

EN-SUITE BATHROOM

White three-piece suite with panelled bath, low flush WC and pedestal wash hand basin. Part tiled walls, window to the rear, radiator, shaver socket, extractor fan.

THE EXTERIOR

FRONT

Paved steps and a pathway with balustrade leads to the front entrance door with courtesy lighting.

ADDITIONAL PARKING

To the side of the property, cold water tap, gate onto the rear gardens.

REAR GARDENS

A particular feature of the property, well enclosed by timber fencing and dry stone walling. Picturesque climbing wisteria, palm trees, raised shrubbery with willow, hydrangea and rhododendrons etc. Level lawned area, paved patio, door from the ground floor accommodation, garden store and side access gate.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

POSSESSION

Immediate vacant possession can be provided, with the additional advantage of no onward chain.

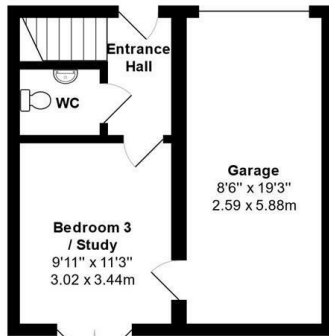
VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

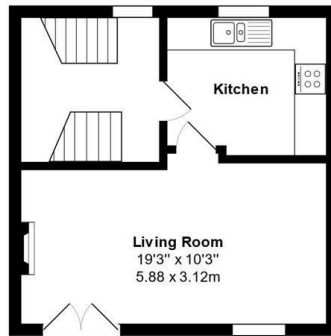
DIRECTIONAL NOTE

From the centre of Penryn town, proceed along the one-way system, along Helston Road and onto Kernick Road. Proceed over the 'blue bridge', below which is situated Penryn Railway Station. Continue up Kernick Road, through the traffic lights and take the second turning left into Poltair Road. Follow the road into Poltair Meadow and Number 1 will be clearly visible on the left-hand side.

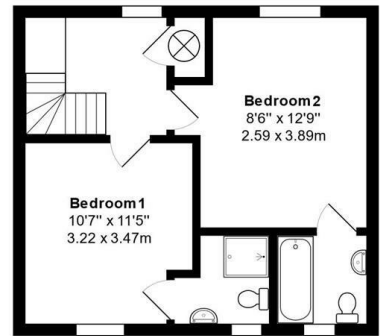
Floor Plan



Ground Floor
Approx Area: 34.6 m² ... 373 ft²



First Floor
Approx Area: 33.6 m² ... 362 ft²



Second Floor
Approx Area: 33.0 m² ... 355 ft²



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Total Approx Area: 101.3 m² ... 1090 ft²

All measurements are approximate and for display purposes only