



## 16 Vinery Meadow, Penryn, TR10 8FJ

Guide Price £315,000

A well proportioned 3 bedroom end of terrace house, located within Vinery Meadow, a small modern development situated off Truro Hill on the edge of the town, yet still within easy reach of Penryn's many amenities. The well presented accommodation comprises, on the ground floor: a spacious, light and bright triple aspect living space, modern open-plan kitchen and cloakroom/WC. The first floor provides 3 bedrooms and a family bathroom. The property benefits from double glazing and gas fired central heating, servicing the radiators and underfloor heating to ground floor. There is also the benefit of solar panels. The west-facing walled courtyard enjoys afternoon and evening sun and there are 2 allocated parking spaces. Being sold with no onward chain, a viewing is therefore highly recommended.

### Key Features

- 3 bedroom modern home
- Well presented throughout
- Gas fired central heating and solar panels
- No onward chain
- Popular development on the Mylor side of Penryn
- Enclosed courtyard garden
- 2 allocated parking spaces
- EPC rating B





## THE LOCATION

Vinery Meadow is located on the edge of Penryn off Truro Hill and within a few minutes' walk of the towns many amenities. Falmouth is just over two miles away, with easy access to Truro just nine miles distant. Penryn Quay is a half mile stroll down the road, with popular Muddy Beach Café and Bailey's Country Store Farm Shop.

## THE ACCOMMODATION COMPRISES

Steps and pathway lead to an obscure double glazed uPVC front entrance door, opening into the:-

### ENTRANCE HALL

Door to the cloakroom/WC, glazed door to the living area. Wood-effect laminate flooring. Wall-mounted central heating thermostat, telephone point, ceiling light.

### CLOAKROOM/WC

Low flush WC with concealed cistern, vanity unit housing wash hand basin with mixer tap, storage cupboard below and tiled splashback. Obscure double glazed window to front aspect, continuation of wood-effect laminate flooring, ceiling light.

## OPEN-PLAN LIVING/DINING/KITCHEN AREA

### LIVING/DINING AREA

A large, triple aspect, light and bright living space, open to the kitchen, with plenty of space for comfortable seating and a good sized family dining table. Double glazed French doors with double glazed windows to either side opening onto the enclosed walled courtyard. Further double glazed window to side aspect, under-stair storage cupboard with power point, solar panelling control, broadband point. Two ceiling lights, wood-effect laminate flooring.

### KITCHEN AREA

A modern, light coloured kitchen with a range of eye and waist level units incorporating a built-in fridge/freezer, built-in dishwasher and space and plumbing for washing machine. Wood-effect worksurface with one and a half bowl sink/drain unit with mixer tap, inset four ring gas hob with glass splashback and extractor fan. Built-in electric fan assisted oven, part-tiled walls, recessed ceiling lights, two double glazed windows to front and side aspects, Baxi combination boiler servicing domestic heating and hot water, continuation of wood-effect laminate flooring.

## FIRST FLOOR

### LANDING

Doors to bedrooms and family bathroom. Loft hatch. Sun tube providing additional natural light, radiator, central heating thermostat, light wood-effect laminate flooring.

### BEDROOM ONE

A dual aspect room with French doors leading out to a Juliet balcony and overlooking the rear courtyard. Further double glazed window to side aspect, radiator, television and telephone points. Light wood-effect laminate flooring, ceiling light.

### BEDROOM TWO

Another dual aspect bedroom with double glazed windows to

both the front and side aspects. Radiator, television and telephone points, Light wood-effect laminate flooring, ceiling light.

### BEDROOM THREE

Double glazed window to rear aspect. Radiator, television and telephone points, light wood-effect laminate flooring, ceiling light.

### FAMILY BATHROOM

6'6" x 6'5" (2.00m x 1.98m)

A white suite comprising panel bath with tiled surround and boiled-fed twin head shower with glass screen, low flush WC with hidden cistern, and vanity unit housing wash hand basin with tiled surround and mirror cabinet above. Tiled flooring, obscure double glazed window to front aspect. Recessed ceiling lights, extractor fan.

## THE EXTERIOR

### REAR COURTYARD

The enclosed, walled and west-facing rear courtyard enjoys the afternoon and evening sun, currently laid with artificial lawn and with a side gate providing pedestrian access to the rear.

### PARKING

The property benefits from two allocated parking spaces solely for the use of Number 16.

## GENERAL INFORMATION

### SERVICES

Mains drainage, water, electricity and gas are connected to the property. Solar panelling owned outright. Telephone and broadband points (subject to supplier's regulations). Gas fired central heating servicing underfloor heating to the ground floor and all radiators.

### COUNCIL TAX

Band C - Cornwall Council.

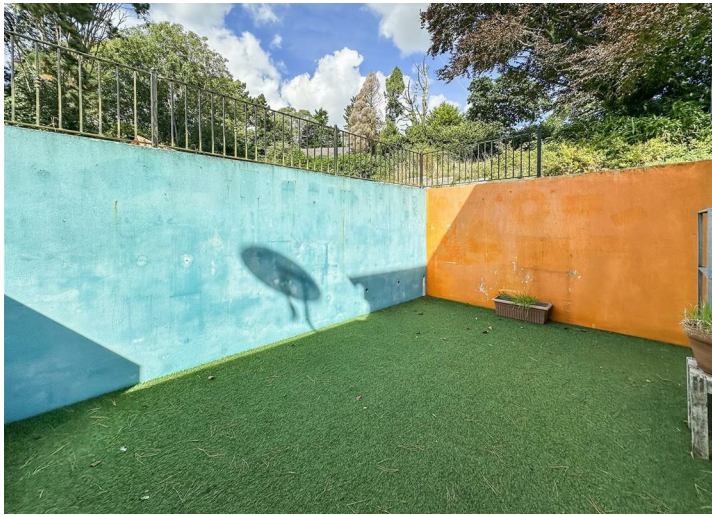
### TENURE

Freehold.

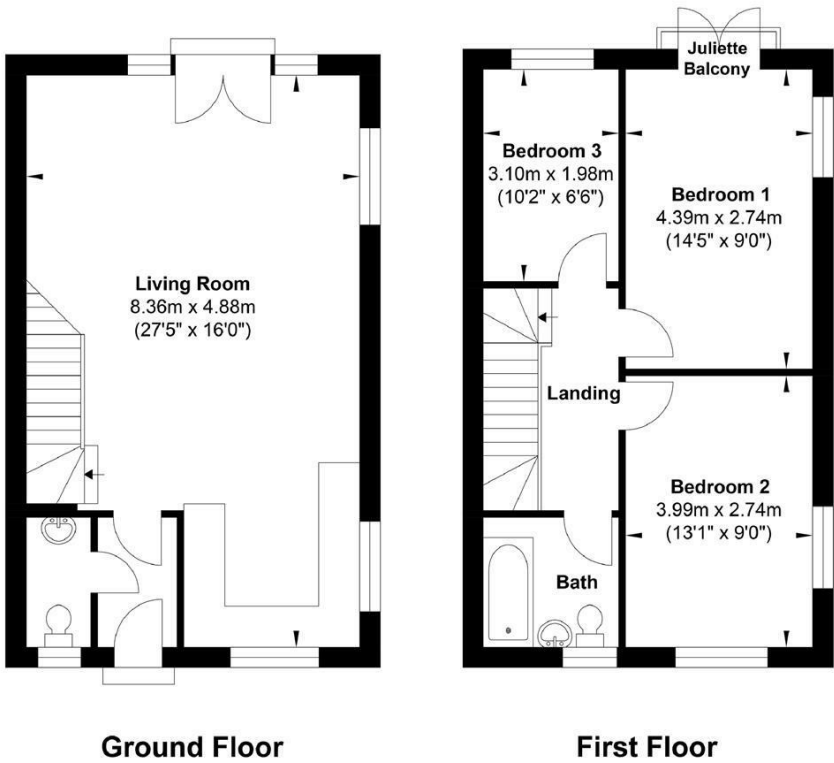
### VIEWING

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





# Floor Plan



Gross Internal Floor Area : 81.2 m2 ... 875 ft2

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.