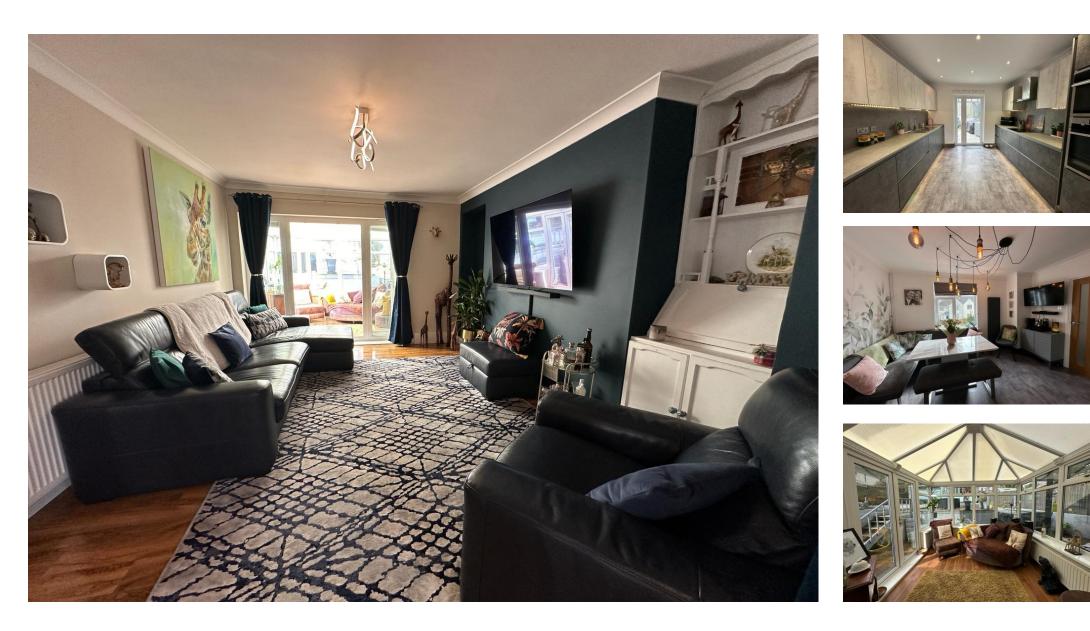
16 Western Place, Penryn £399,950





01872 272622 | hello@clivepearceproperty.com



£399,950

A superbly presented, spacious and flexible FOUR BEDROOM family home with annexe potential. Fantastic garden including covered entertaining area. Ample parking.

Property Description

Why You'll Like It

Step into your dream home in Penryn with this outstanding four bedroom housewhich offers the ultimate in contemporary style and luxury. Boasting a spacious living room, two bath/shower rooms, and a dining area, this property offers ample space for family living. The property features a conservatory leading out to a stunning garden complete with a sun deck and an all-weather outdoor entertaining area, perfect for enjoying the Cornish sunshine. With the potential for an annexe with an exceptional large ground floor bedroom suite with an en-suite shower room, this property offers flexible living options. Ample parking is found on the driveway. Located in the charming town of Penryn, residents can enjoy the convenience of plenty of off-road parking and nearby amenities. Explore the local shops, cafes, and restaurants or take a relaxing stroll along the picturesque coastal paths. Don't miss this opportunity to own a beautiful home in excellent condition in the heart of Penryn. Contact us now to arrange a viewing.

Where It Is

Penryn is the home of Falmouth University and as such has evolved into a centre of arts and culture. The town is an historic port with a riverside area of wharfs and quays, with cafes, and creative businesses residing in former warehouses. The main high street retains its character and the town is well served by major supermarkets. There are many water based activities on offer locally with boating possible from the quay. Falmouth Marina is not too far and dinghy sailing is very popular at nearby Mylor. There is a bus service which stops just down the street. The Truro / Falmouth railway branch line has a station in the town. Trains from Truro connect with London Paddington. Falmouth has a great range of independent and national retailers and gorgeous sandy beaches for surfing!

Services and Tenure

Freehold. Council Tax Band B. Mains electric, gas, water and drains. Gas Central Heating.

Important Information

Clive Pearce Property, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. 2 It should not be assumed that the property has all necessary planning, building regulation or other consents and Clive Pearce Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Photos and Videos: The photographs and/or videos show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any computer generated image gives only an indication as to how the property may look and this may change at any time. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Information on the website about a property is liable to be changed at any time.

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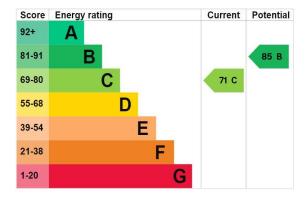


GROUND FLOOR 1023 sq.ft. (95.1 sq.m.) approx.

1ST FLOOR 488 sq.ft. (45.3 sq.m.) approx







The graph shows this property's current and potential energy rating.

TOTALFLOOR AREA: 1511 d.d. (1.40.4 s.g.m.) approx. Note oney attempt to be trans one to the sche sche activat of the torget contained the set, researcements of doos, strokes, isoma and any other terms are approximate and to responsibility is taken to ray error, errorson are stratement. The join is the floating approach and the sche activation of the set of the set prospective purchase. The set of the schematic approach and the soft of the set of the set prospective purchase. The set of the set bit the set of the set

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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