



16 Western Place, Penryn

£399,950



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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 house which 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

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

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



TOTAL FLOOR AREA: 1511 sq.ft. (140.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler 12/2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.