



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - End Terrace

Asking Price

**£315,000**

Located in

**Penryn**



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Kingston Way

Penryn | Cornwall | TR10 9FD



A spacious three bedroom end of terrace house with enclosed sunny garden and off street parking for two vehicles and EV charging point. Excellent location for Falmouth University.



# Kingston Way

£315,000 Freehold

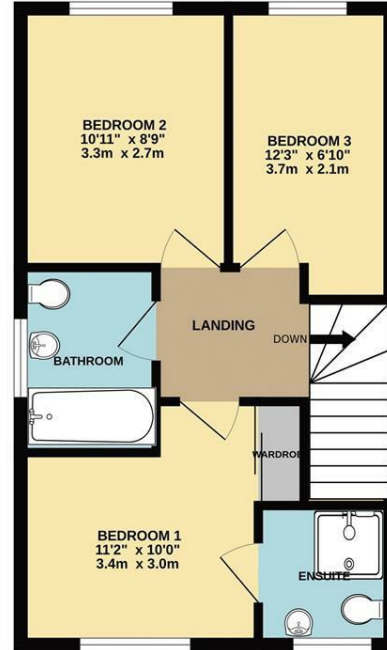


- Three bedroom house
- Delightful rural view
- Ground floor cloakroom / WC
- Mains gas central heating
- Boarded useful loft storage
- Bedroom one with en-suite shower room
- Enclosed sunny garden
- UPVC double glazing
- Ideal location for Falmouth University

GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 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 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.  
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## Council Tax Band C

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

31 Lemon Street  
Truro  
Cornwall  
TR3 7QB



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hello@clivepearceproperty.com

01872 272622

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