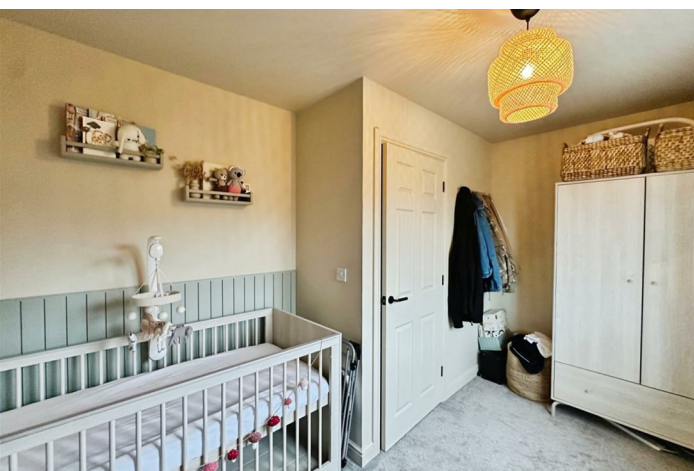
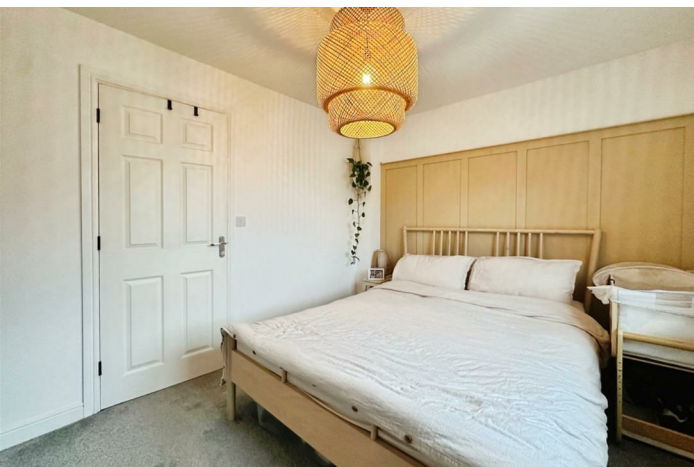


78 Round Ring Gardens
Penryn, TR10 9DE



MATHER
PARTNERSHIP





78 Round Ring Gardens Penryn, TR10 9DE

Situated on a popular residential estate in Penryn, this two bedroom end of terraced house is being offered to the market at a discounted price, presenting a fantastic opportunity for a first time buyer to get onto the property ladder. Finished to a good standard throughout, the home is ready to move into and enjoy.

The ground floor offers a well balanced layout, including a kitchen, a comfortable living room, and a conservatory that provides additional living space with room for a dining table, ideal for everyday meals or entertaining. Upstairs, there are two well proportioned bedrooms alongside a contemporary bathroom, creating a modern and practical living arrangement.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn and complete with a shed for additional storage. To the front, there is a garage and one allocated parking space, offering convenient off road parking.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Fixed Price £169,988

Location

Modern Penryn is a superb place to live benefiting from a station as well as a fabulous selection of cafes and independent retailers and small businesses as well as having plenty of schooling options and major supermarkets nearby. Just under three miles from Penryn lies Falmouth, an extremely well regarded town offering a wide range of leisure and lifestyle opportunities and the iconic Falmouth school of Arts. There are a selection of beautiful beaches perfectly suited to water sports and a great social scene with a plethora of cafes and restaurants to choose from.

Accommodation

Entrance Hallway
Kitchen
Living Room
Conservatory
Stairs to landing
Bedroom Two
Bathroom
Bedroom One

Garage

Adjacent to the main house and located in a block of three, the garage has an up and over door and provides a good amount of storage . The garage is on a 999 year lease which started in 2011 and there are no service charges.

Parking

One allocated space available.

Outside

The garden is mainly laid to lawn and enjoys a patio area ideal for outdoor seating.

Services

Mains water, drainage and electricity. Gas central heating.

Section 106 Property

We give preference to those with a local connection to Penryn however we can also consider those with a Cornwall connection if no applicants with the town connection come forward after a period of 2 weeks from advertising:

3 years + current residency

OR

3 years + permanent employment 16 hours + per week

OR

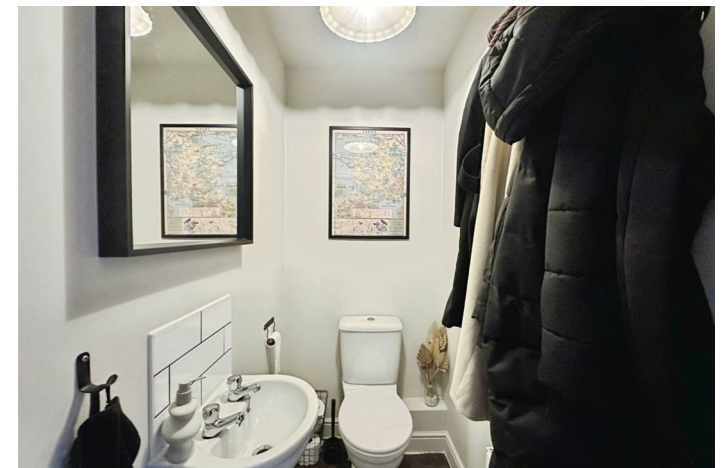
Permanent residency for 10 out of the first 16 years of life

OR

Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister) where there is independent evidence that the family member is in need of or can give support for the foreseeable future or on an ongoing basis

OR

Other special circumstances that mean the applicant needs to reside therein





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

In addition the applicant will need to:

Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market

Have a maximum household income of £80,000

Have a minimum 10% deposit (or 5% with relevant AIP)

Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)

Have viewed and offered on the property

Service Charges

The property is subject to a service charge for the communal areas. The current annual service charge for 2025/2026 is £321.

Council Tax Band- B

What3Words

///ticking.fortress.wasps

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

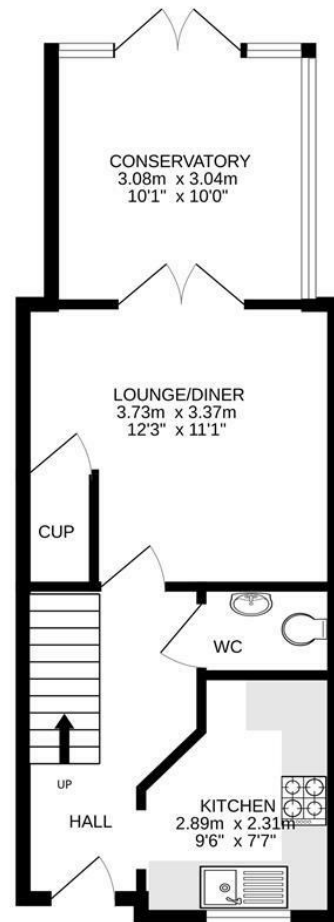
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

