



## Penryn

A modern, two bedroom terraced house  
Offered under the affordable homes scheme  
Popular residential location  
Fitted kitchen and lounge/dining room  
Family bathroom and downstairs cloakroom  
Gas central heating, UPVC double glazing  
Enclosed rear garden  
Garage and unrestricted on street parking  
Close to local primary and senior schools  
Viewing highly recommended



**£163,917** Freehold

**ENERGY PERFORMANCE RATING BAND C**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7065



This lovely, well maintained, two double bedroom property is being offered for sale under the affordable homes scheme and is being marketed at 60.71% of its full market value of £270,000.

Round Ring Gardens is ideally located for access by road to the historic town of Penryn with its branch line station that connects the harbourside town of Falmouth to the cathedral city of Truro. The town itself has many facilities including junior and secondary schools, Falmouth University (Tremough Campus), doctors surgery, Penryn Football, Cricket and Rugby Club plus small independent shops and restaurants. The neighbouring town of Falmouth is only a short drive away or accessible by public transport with the town offering a myriad of independent and high street retailers and entertainment venues including The Phoenix multi-screen cinema, The Poly Theatre and The Princess Pavilion that hosts a number of events throughout the year.

The accommodation in brief comprises; kitchen, cloakroom/wc and lounge/dining room to the ground floor whilst to the first floor there are two double bedrooms and a family bathroom/wc combined. Outside the property there is a small area of garden laid to shingle at the front and to the rear there is a small, landscaped garden enclosed by timber fencing and with a summerhouse in situ. The property also has the added advantage of a single garage located nearby.

**As the vendors sole agents, we highly recommend an early appointment to view.**

**Why not call for your personal viewing today?**

#### **BLACK COMPOSITE HALF-GLAZED DOOR TO:**

#### **HALLWAY**

Doors giving access to kitchen, cloakroom, lounge/dining room and staircase leading to first floor landing, meter boxes, under stairs storage area.

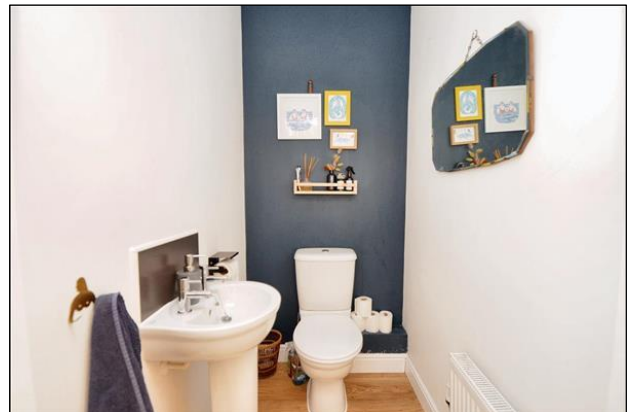
#### **KITCHEN 2.26m (7'5") x 2.84m (9'4")**

Of a slightly irregular shape and with UPVC double glazed window with Venetian blind to the front elevation. Fitted with a range of cream wall and base units with chrome handles, roll top work surfaces above and metro style tiled splash backs over, inset stainless steel sink unit with chrome mixer tap, inset single oven with gas hob and extractor fan over, space for slimline dishwasher and washing machine, inset ceiling spotlights, radiator, grey tiled flooring.



#### **CLOAKROOM**

Fitted with a white suite comprising; low-level flush wc, pedestal wash hand basin with chrome mixer tap and grey splash back, radiator, extractor fan.



#### **LOUNGE/DINING ROOM 3.58m (11'9") x 3.23m (10'7")**

With UPVC double glazed French doors overlooking and giving access to the enclosed east facing rear garden, curtain rail, laminate wood flooring, inset ceiling spotlights, TV aerial point, radiator.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.







**CARPETED STAIRCASE FROM HALL TO FIRST FLOOR LANDING**, with radiator, loft access.

**ACCESS TO:**

**BEDROOM ONE 3.66m (12'0") x 2.87m (9'5")**

Two UPVC double glazed windows overlooking the front garden, central ceiling pendant light, carpet, radiator.

**FAMILY BATHROOM 1.70m (5'7") x 1.88m (6'2")**

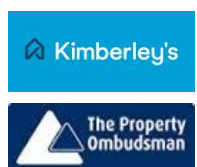
Fitted with a white suite comprising handled and panelled bath with separate chrome hot and cold taps, chrome mixer shower, metro tiled surround to shower area and glass shower screen, pedestal wash hand basin with separate chrome hot and cold taps with metro tiled splash back over and mirrored bathroom cabinet above, low-level flush wc, laminate flooring, inset ceiling spotlights. radiator.



**BEDROOM TWO 3.05m (10'0") x 2.41m (7'11")**

L-shaped room, maximum measurements. With UPVC double glazed window to the rear elevation, fitted carpet, fitted wardrobes into recess with wood effect sliding doors, radiator.

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## OUTSIDE

The property is accessed via a path to the front door with a small area of shingle to the right hand side. To the rear there is an area of decking where you can relax and enjoy alfresco dining and this leads to a small area of lawned garden. There is a herringbone brick pathway to the left hand side that gives you access to the rear of the garage and on to the small summerhouse at the rear of the garden. There are timber planters that sport a variety of low lying shrubs and plants and the whole of the garden is enclosed by timber fencing providing a degree of privacy.



**GARAGE** Of single size with up and over door.



**SERVICES** Gas, electricity and mains drainage.

**COUNCIL TAX** Band B.

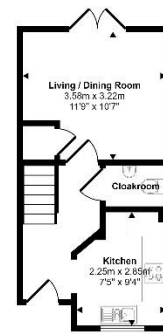
**ESTATE SERVICE CHARGE** £295.00 per annum.

## AGENTS NOTE

This property is being sold under the affordable homes scheme. The house is being sold as an affordable home and is a Section 106 discounted property that is being sold at 60.71% of the full market value. Initially, the successful purchaser should have a local connection to Penryn but the property will be offered to someone with a Cornwall connection if the property hasn't been sold within the first 2 weeks of marketing. Please call the office for more information regarding the eligibility criteria.

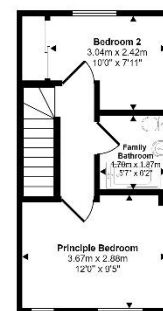
## MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor  
Approx 26 sq m / 277 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of items such as built-in furniture, are not included and are only shown for illustrative purposes and may not look like the real items. Made with iStock by Getty Images.



First Floor  
Approx 28 sq m / 297 sq ft

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