



Penryn

A detached dormer bungalow
Spacious and flexible accommodation
Three double bedrooms, family bathroom
Lounge with focal fireplace
Detached single garage
Delightful front and rear enclosed gardens
Scope for improvement
Close proximity to Penryn town centre
Being sold with 'no onward chain'
Viewing highly recommended

Guide £415,000 Freehold

ENERGY EFFICIENCY RATING BAND F

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

01326 311400
www.kimberleys.co.uk

REF: SK7081



An ideal opportunity to acquire this detached dormer bungalow which would benefit from some modernisation and offers prospective purchasers the chance to improve and personalise to your own taste and requirements.

The property is located close to Penryn's town and has spacious well proportioned rooms with many of the rooms offering dual aspect and in brief comprises of large sitting room, kitchen/breakfast room, three double bedrooms and family bathroom.

Outside the property offers delightful landscaped enclosed rear gardens with a well stocked rockery, green house and shed, with the benefit of enjoying a Southerly faced aspect. The property also has a detached single garage.

The property is conveniently located on the favoured St Gluvias side of Penryn, from here the town and river is easily accessed as well as having close proximity to the main road (Commercial Road, and transport links. Penryn offers a wide range of facilities which include shops, restaurants, public house and doctors surgery. The town has primary and junior schooling, plus Penryn College, Falmouth University (Tremough Campus). There is a regular bus service and Penryn Train Station serves a branch line from Falmouth to the Cathedral City of Truro whereby here you can access the mainline service to Paddington.

As our clients sole agents we thoroughly recommend an early internal viewing to avoid disappointment.

Why not call to arrange your viewing today!

The front the property is accessed beside the garage with wide steps and galvanised hand rail leading up to an entrance porch.

PORCH 1.70m (5'7") x 1.35m (4'5")

Dual aspect double glazed window and front door, mono pitched tri polycarbonate roof, ceramic tiled flooring, wooden door and step up to

ENTRANCE HALL

Open thread stairs rising to the first floor, central track spotlights, thermostatic control, radiator, fitted carpet, doors to

LOUNGE 6.58m (21'7") x 3.05m (10'0")

Measured to walls.

A bright East facing room with UPVC double glazed window to the front aspect and further UPVC window to the side aspect, vertical blinds, feature country stone effect fireplace and wooden hearth and matching panelling above, inset gas fire (not tested), wooden panelled wall, fitted carpet, two radiators, TV aerial point, telephone point, six panelled internal door.



BEDROOM ONE 2.90m (9'6") x 3.63m (11'11")

UPVC double glazed window to the front aspect, vertical blinds, central pendant light, coved corning, fitted carpet, radiator, six panelled internal door.



BEDROOM TWO 4.67m (15'4") x 3.20m (10'6")

Dual aspect with UPVC double glazed windows to the rear and side aspect, vertical blinds, central spotlights, fitted carpet, wood panelled ceiling, double and single radiator. This room is currently being used as a dining room.

**BATHROOM 2.31m (7'7") x 1.85m (6'1")**

White suite comprising of panelled and handled bath with chrome hot and cold taps, Triton (Cara) electric shower over, fully tiled surround, vanity wash hand basin, low level flush wc, ceramic tiled flooring, frosted UPVC double glazed window, wood panelled ceiling and enclosed cupboard housing hot water tank.

**KITCHEN/BREAKFAST ROOM 3.56m (11'8") x 2.82m (9'3") Plus 3.07m (10'1") x 2.51m (8'3")**

Dual aspect UPVC double glazed windows to the rear aspect having delightful views over the landscaped garden, L-shaped room with matching wood effect shaker style wall and base units to include tall pantry cupboards, wrap around work surfaces and tiling over, one and a half bowl stainless sink drainer, chrome mixer tap, stainless steel extractor fan, space for free standing gas oven, space for tall refrigerator/freezer, space and plumbing for washing machine, wood panelled wall and ceiling, tiled flooring, UPVC double glazed door to outside, Honeywell thermostatic control, Baxi central heating boiler.

**RETURNING TO THE ENTRANCE HALL**

Open tread staircase from the entrance hall leading to the first floor.

FIRST FLOOR LANDING

Useful storage cupboard and six panelled internal door leading into

BEDROOM THREE 4.39m (14'5") x 3.07m (10'1")

Of irregular shape.

UPVC double glazed dormer window to the rear aspect enjoying views over the landscaped garden and wider views of Penryn, useful built in fitted cupboards for storage, fitted carpet, radiator, central pendant light, six panelled internal door.



OUTSIDE

GARAGE 5.11m (16'9") x 2.87m (9'5")

With up and over door, light and power (not tested).

GARDENS

From the pathway, wide and broad paved steps with galvanised safety rail to the right hand side taking you up to the front garden which has crazy slate and paved sun terrace, raised well stocked rockeries having granite retaining walls and stocked with a wide variety of shrubs including Azaleas, Rhododendrons and Camellias surrounded by gravel colouring for ease of maintenance. A paved pathway continues to the left hand side of the property passing the door into the kitchen, leading into a splendid, generous mature and well stocked garden having a red bricked pathway past mature beds with plants and shrubs to the left hand side and raised lawns to the right again with a variety of plants and shrubs. At the far end of the garden there is a gravelled area, a large Canary Island date palm, greenhouse, timber garden shed, a selection of fruit trees and a paved patio.



SERVICES

Mains electricity, water, drainage and gas.

COUNCIL TAX Band C.

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.

FLOORPLAN



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.

