



Penryn

A semi-detached bungalow
Ideal home or investment
Set in the popular Green Lane area of Penryn
Refurbished and remodelled over recent years
Four bedrooms, one bathroom and one en-suite
Large galley style kitchen/dining room
Useful attic storage space
Off street parking for several vehicles
Enclosed rear garden
Fully let for this academic year



Guide £385,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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www.kimberleys.co.uk

REF: SK7071



Kimberley's are delighted to offer for sale as the vendors sole agents, this substantial investment property currently being let as four bedrooms which is set in an elevated and enviable location at Green Lane in Penryn.

The property is conveniently situated within a 10 minute walk for several convenience stores, Falmouth University (Tremough Campus) and Exeter University (Penryn Campus), Penryn Sports College and junior schools. Penryn branch line station is close by and a longer stroll takes you down into Penryn town centre.

The bungalow is currently used as an investment property and has been for a number of years. With features including; gas fired central heating by radiators, UPVC double glazed windows and doors and a focal point fireplace in the living room.

The accommodation in brief comprises; entrance hallway, lounge, kitchen/dining room, four bedrooms (one en-suite) and a bathroom/wc combined. Outside, to the front there is a concrete driveway providing off road parking facilities for a number of cars with an enclosed lawned garden to the right. To the rear of the property there is a gravelled area immediately adjacent to the bungalow that leads to an area of lawn bordered by mature trees and timber fencing.

**As the vendors sole agents, we highly recommend an early appointment to view.
Why not call for your appointment to view today?**

THE ACCOMMODATION COMPRISES:

From the driveway, concrete steps lead up to a UPVC half glazed door with glazed light panel to:

ENTRANCE HALL

With radiator, light oak laminate flooring, pendant ceiling light, access to loft space, white panelled doors to all rooms. There is a little cloakroom at the end of the corridor to store coats and used as storage.



BEDROOM ONE 3.20m (10'6") x 2.03m (6'8")

UPVC double glazed window overlooking the front of the property, central ceiling pendant light, carpet, radiator, six-panelled wooden door.



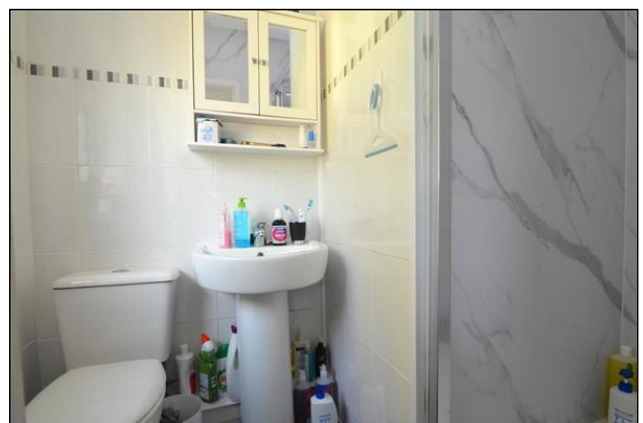
BEDROOM TWO 3.20m (10'6") x 3.78m (12'5")

With UPVC double glazed window overlooking the enclosed rear garden, carpet, radiator, central pendant light, six-panelled wooden door, door to:



EN-SUITE SHOWER ROOM 1.63m (5'4") x 1.57m (5'2")

Having a walk-in shower cubicle with Respatex panelling and glass screen, low-level flush wc, pedestal wash hand basin with chrome mixer tap and mirrored bathroom cabinet above, fully tiled walls, opaque UPVC double glazed window, chrome towel rail, vanity cupboard, ceiling light, black tiled flooring.



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.



BEDROOM THREE 2.13m (7'0") x 2.54m (8'4")

With UPVC double glazed window overlooking the rear garden, carpet, central pendant light, radiator. This room is not currently being used as a letting bedroom but a recreational space.



FAMILY BATHROOM 1.88m (6'2") x 1.68m (5'6")

Fitted with a white suite comprising; panelled bath with shower over, curtain pole and shower curtain, wall mounted wash hand basin with chrome mixer tap, low-level flush wc, opaque UPVC double glazed window to the rear elevation, chrome towel rail, wooden six-panelled door, black tiled flooring.

BEDROOM FOUR 3.25m (10'8") x 3.12m (10'3")

With UPVC double glazed windows overlooking the front aspect, carpet, radiator, off centre pendant light, six-panelled wooden door.



SMALL ARCHWAY, WOODEN DOOR Leads to:

GALLEY STYLE KITCHEN/DINER

DINING AREA 2.62m (8'7") x 2.51m (8'3")

Cupboard housing the Baxi boiler, space for refrigerator/freezer and dining table and chairs, range of storage cupboards, radiator.

LIVING ROOM 3.45m (11'4") x 4.06m (13'4") plus fireside recess.

UPVC double glazed picture window to the front aspect, hard wood flooring, six-panelled wooden door, feature fireplace with marble surround with inset fire (not tested), radiator, central ceiling light. Formerly the lounge, currently used as a bedroom.

KITCHEN 2.03m (6'8") x 4.29m (14'1")

A galley style kitchen with a range of matching shaker style kitchen units, space for a cooker and washing machine, two sets of ceiling spotlights, tiled flooring, dual aspect UPVC double glazed windows, stainless steel sink and drainer with hot and cold mixer taps, UPVC half glazed patio door leading out onto the enclosed rear garden.



OUTSIDE

To the front there is a driveway parking area to the left and an area of lawned gardens to the right. At the rear of the bungalow there is a patio area and a lawned garden with mature shrubs and trees and enclosed by timber fencing. The rear is accessed via a path to the left of the bungalow or via the patio doors from the kitchen.



SERVICES Mains drainage, water, electricity 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.

AGENTS NOTE

Fully let to students until the end of July 2025, achieving £1800 pcm, excluding bills.



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