

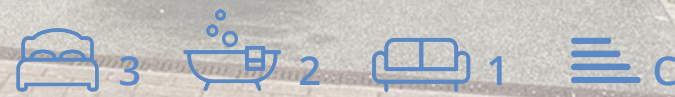


TOM WILLS
PERSONAL PROPERTY AGENTS

58 Treloven Drive
Penryn, TR10 9WS
£325,000



TOM WILLS



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Penryn, TR10 9WS

Constructed approximately thirteen years ago, a spacious and well presented 3 bedroom, 2 bath/shower room semi-detached house with a large open-plan living area, attached garage with overhead storage, driveway parking and an enclosed lawned rear garden with patio which enjoys the sun throughout the day and into the evening.

- 3 bedroom semi-detached house of modern construction
- Master bedroom with double fitted wardrobes and en-suite shower room
- Family bathroom and ground floor WC
- Spacious dual aspect open-plan living area
- Fully fitted kitchen with integrated appliances
- Secure rear garden with level lawn and sunny patio
- Attached garage with overhead storage
- Driveway parking for two cars
- Modern and economic to run
- Convenient and popular development





Well maintained and ready for immediate occupation, this spacious and well equipped semi-detached house is particularly economic and low maintenance. The large open-plan living area is a light and bright dual aspect space with room for both lounge and dining furniture, with broad sliding patio doors opening to the rear garden, while the refitted kitchen (2024) comes complete with integrated appliances. To the first floor are three bedrooms, the master with fitted wardrobes and a luxuriously appointed en-suite shower room, served by a family bathroom, with a further WC on the ground floor. Storage is plentiful, with several cupboards inside the house, an attic, and dry storage beneath the pitched roof of the attached garage, which sits alongside driveway parking for two cars. To the rear, the garden is excellently laid out for children and pets, with secure fenced boundaries, a level lawn and a spacious patio which enjoys the sun into the evening, when it floods through the doors into the living area.

THE LOCATION

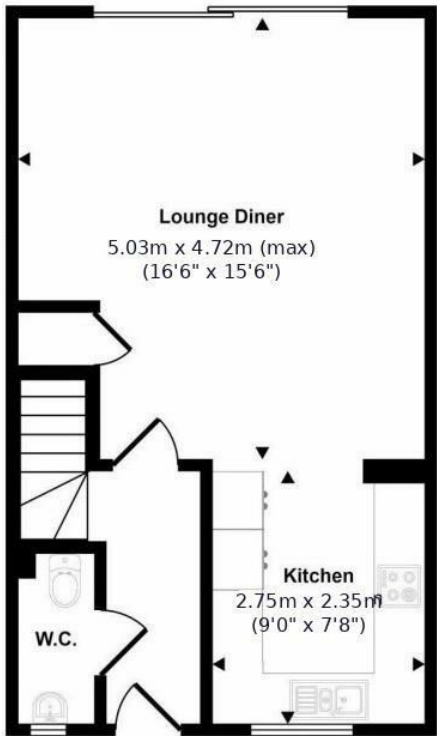
58 Treloven Drive is situated on the popular Kernick Gate development on the edge of Penryn, approximately 1.5 miles from Falmouth. The development is thoughtfully laid out, with a maintained children's play park, and sits adjacent to the College and Argal reservoirs with their trails and walks. The historic market town of Penryn has an active community and offers a variety of shops, restaurants, galleries, public houses and a doctors' surgery, while Asda and Falmouth University's Penryn campus are within walking distance. Penryn station provides branch line services to Falmouth and connects at Truro to the mainline to London Paddington.

ADDITIONAL INFORMATION

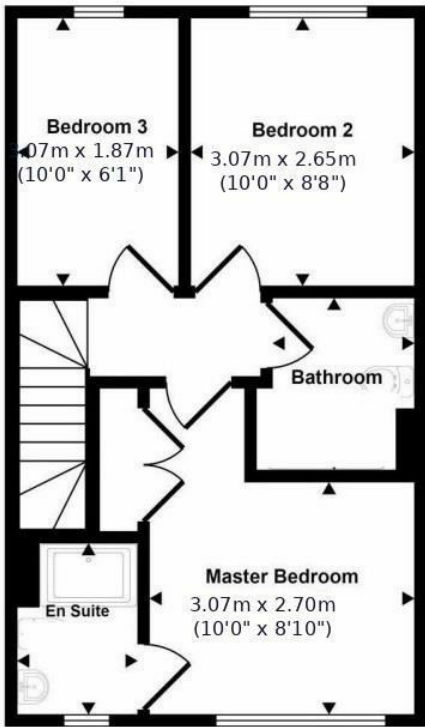
Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Gas central heating. Service charge - £323.60 per annum, to cover maintenance of the private roads/walls and other shared areas. Council Tax - Band C. EPC rating - 77 (C). VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



Floorplans



Ground Floor



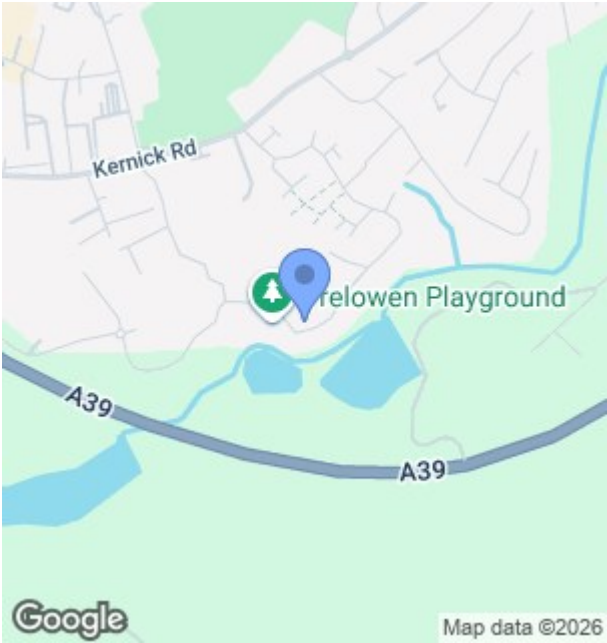
First Floor

TOTAL FLOOR AREA : 818sq.ft. (76.0 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.

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

