



7 Penlea Road, Penryn

Guide price £230,000 Freehold

Situated in a desirable location on Penlea Road in Penryn, this three-bedroom semi-detached bungalow offers well-proportioned accommodation, a generous driveway and a private rear garden.

Heather & Lay
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THE PROPERTY

Situated in a desirable location on Penlea Road in Penryn, this three-bedroom semi-detached bungalow offers well-proportioned accommodation, a generous driveway and a private rear garden.

Approached via a gravel and grass driveway, the property benefits from ample off-road parking for two, potentially three vehicles, while being pleasantly set back from the road. Entering through a UPVC front door into a useful porch, providing convenient storage space. From here, you enter a well-proportioned sitting room featuring an open fireplace, creating a welcoming focal point. To the rear of the sitting room is the kitchen, which would benefit from modernisation and has a side door providing access to the rear garden. A hallway leads to three bedrooms. Two are well-proportioned double bedrooms, both enjoying large windows overlooking the rear garden. The third bedroom offers flexibility, with space for twin beds or potentially a double bed. Completing the accommodation is the family bathroom, fitted with a bath and electric shower over.

Outside, the established and private rear garden provides a pleasant outdoor space, with a gravelled area and useful garden shed. With its convenient location, generous parking and adaptable accommodation, this bungalow offers an excellent opportunity for those looking to modernise and make a property their own.

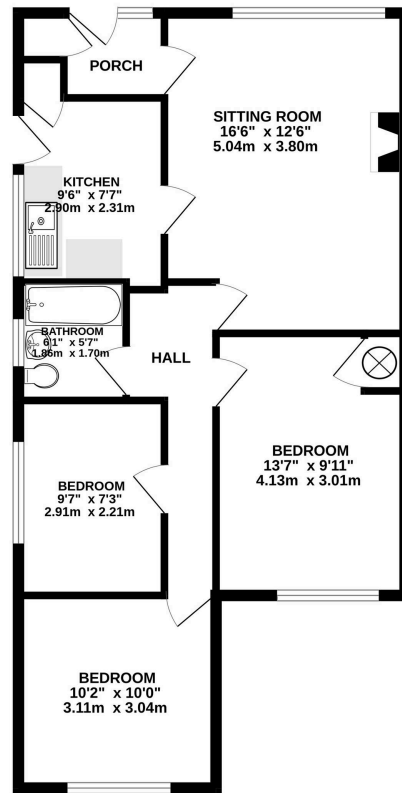
- Three Bedroom Semi Detached Bungalow
- Popular Location Within Penryn
- In need of Modernisation
- Off Street Parking For 2-3 Cars
- UPVC double glazed windows
- Well Established Rear Garden
- No Onward Chain

THE LOCATION

Penlea Road is a favoured spot, located in residential Penryn and offering ultimate convenience for the station and schools whilst being only a short walk from town. Penryn is a historic and ancient market town with an active community and excellent everyday facilities including a nursery, primary and secondary schools. The town enjoys good communication with Falmouth via its bus service and train station, which links to Truro city and mainline Paddington. Penryn is enjoying something of a renaissance witnessed in the regeneration and development of Penryn's inner Harbour area providing riverside accommodation and extensive and exciting dining options. Penryn Campus is occupied by both Falmouth and Exeter Universities sharing buildings, facilities and services as part of the combined universities in Cornwall project; this recent transition into a University town is creating a real 'buzz' for the area. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities.



GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 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.
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AGENTS NOTE

Please note that the property is of steel-frame construction. There has been an endoscopy test carried out which has come back clear. Our understanding is that this is suitable for mortgage lending by most high street lenders.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

Services: Mains electricity, water & drainage



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

