

FOR SALE



Belhay, Penryn
Guide Price £325,000


MARTIN&CO

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- REFURBISHMENT PROJECT
- DETACHED DORMER BUNGALOW
- GARDENS ON THREE SIDES
- GARAGE AND DRIVEWAY
- TRANQUIL LOCATION

REFURBISHMENT PROJECT WITH POTENTIAL: A three bedroom dormer bungalow on a corner plot with garage, driveway and gardens on three sides, situated in a sought after and tranquil part of Penryn.

REFURBISHMENT PROJECT: Situated in a peaceful and highly sought-after location, this detached, three-bedroom, dormer bungalow offers an excellent opportunity for buyers looking for a project to create a family home. Occupying a corner plot, the property benefits from a garage, driveway parking and gardens around three sides.

An enclosed entrance porch leads to an inner door opening into a central hallway. From here, doors provide access to the living room, two ground floor bedrooms, the family bathroom, and a turning staircase rising to the third bedroom on the first floor.



Although the property now requires complete refurbishment throughout, it offers fantastic potential to update and extend (subject to any necessary consents) in a quiet residential setting, close to the amenities of Penryn.

Located in a sought-after area of Penryn, the property enjoys a tranquil setting while remaining within easy reach of local amenities, schools, transport links and the picturesque harbours of Penryn and nearby Falmouth.

This is a rare opportunity to purchase a detached bungalow with outstanding potential in an established and desirable location, making early viewing highly recommended.

Council Tax Band - D

EPC – TBC

Mains Gas, Electric, Water and Drainage

Broadband : Ultrafast Broadband available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

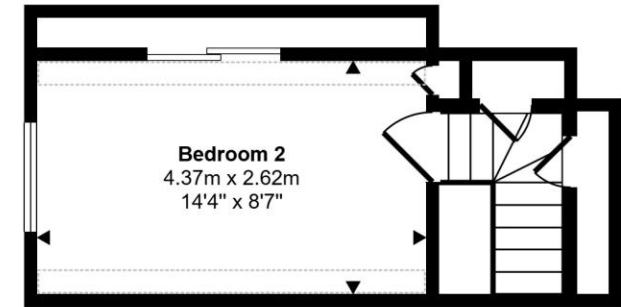
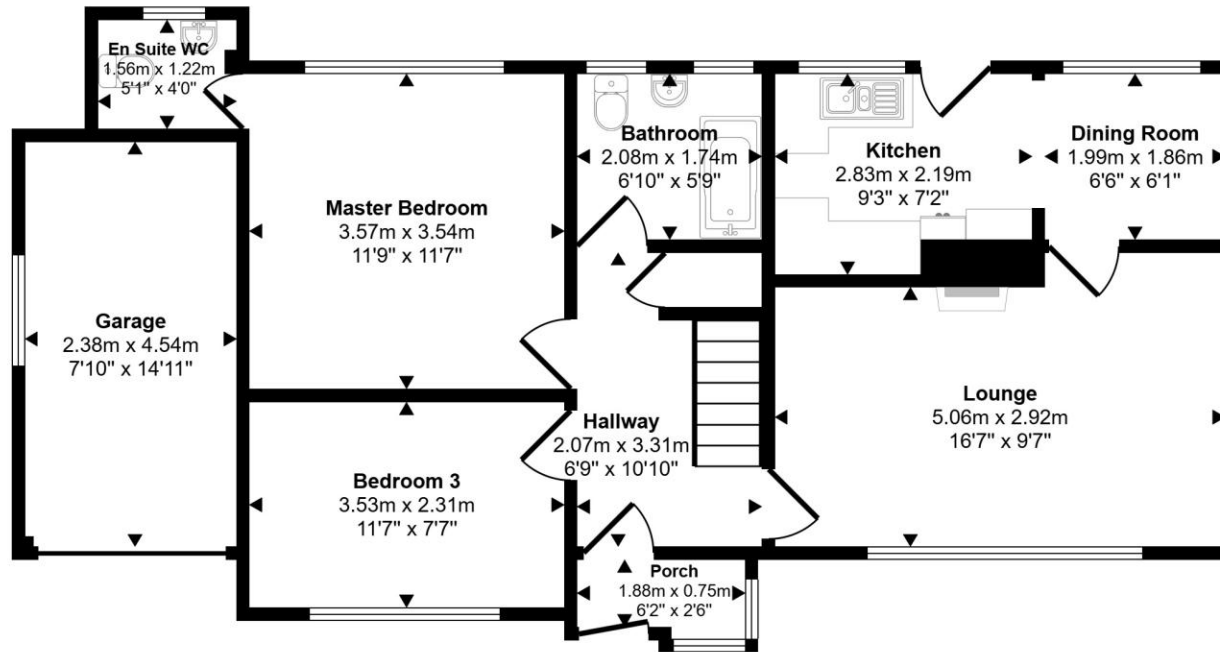
Please contact individual providers for further information.

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CLEAR MUNDIC TEST



Approx Gross Internal Area
94 sq m / 1017 sq ft



First Floor
Approx 19 sq m / 201 sq ft

Ground Floor
Approx 76 sq m / 816 sq ft

Denotes head height below 1.5m

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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.