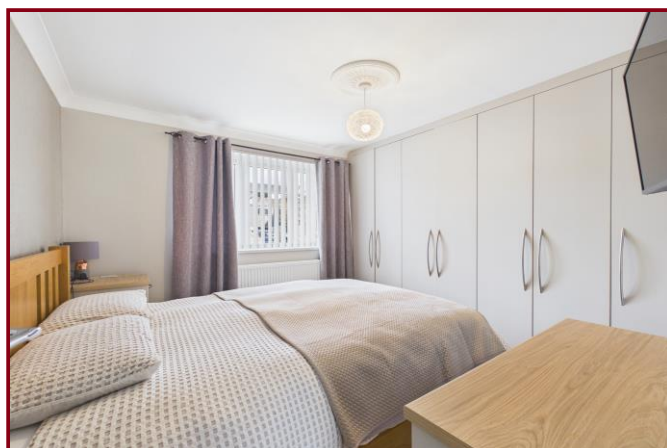
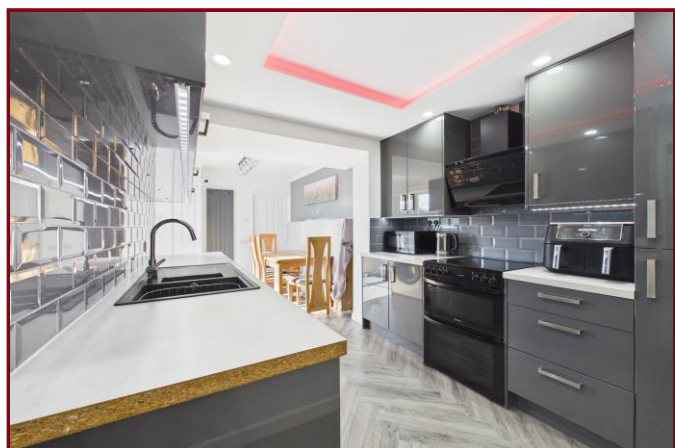




MAP estate agents
Putting your home on the map

**Trevance,
Penryn**

**£310,000
Freehold**





Trevance,
Penryn

£310,000
Freehold

Property Introduction

Located off Green Lane, Penryn with schools close by is this well presented three bedroom semi-detached bungalow.

Featuring a lounge, modern kitchen/diner and updated shower room, this bungalow is must-see. There is also a useful attic room.

To the outside is a large, decked area to the rear to enjoy al fresco dining along with a lawn below. A useful garage and driveway parking completes this property.

Location

Green Lane is within a popular residential area being conveniently situated for the Penryn Railway Station, the Primary and Secondary Schools of Penryn and also the Tremough and Exeter University Penryn Campus.

Penryn is a bustling harbour side town steeped in history with a good range of individual shops, cafes and Public Houses, there is also a doctors surgery, a Post Office and convenience store. A variety of supermarkets are situated on the outskirts of the town. Buses and trains run regularly from Penryn to the harbour side town of Falmouth or Truro city centre.

ACCOMMODATION COMPRISES

Double glazed door to:-

ENTRANCE HALL

Laminate flooring and radiator. Door to:-

LOUNGE 13' 4" x 11' 2" (4.06m x 3.40m) maximum measurements into recesses

Double glazed window with vertical blinds looking out to the front. Wall-hung feature electric fire and laminate flooring. Radiator.

KITCHEN/DINER 18' 6" x 7' 4" (5.63m x 2.23m) plus recess

This modern kitchen, fitted in 2023, comprises of a range of wall and floor mounted dark grey high gloss units with matching tiled surround. Worktops incorporate an inset one and a half bowl anthracite single drainer sink unit, there is an integrated oven with extractor hood above, an undercounter fridge, space for a washing machine, space for dining room table and cupboard housing combination boiler. Double French doors leading out to a raised deck. Herringbone style laminate flooring and radiator. Door to:-

BEDROOM TWO 9' 4" x 7' 10" (2.84m x 2.39m)

Double glazed window with woodland outlook. Radiator.

Returning to hallway, door to:-

BEDROOM ONE 10' 1" x 8' 9" (3.07m x 2.66m)

Double glazed window. Fitted wardrobes to one wall and radiator.

SHOWER ROOM

Obscure glass double glazed window. Walk-in shower with mains water shower and rain head, fitted sink unit set into vanity with low level WC with hidden cistern and wall-mounted storage cupboard. Heated towel rail, tiling to walls and ceramic tiled flooring.

Returning to hallway, access to:-

BEDROOM THREE 8' 1" x 6' 11" (2.46m x 2.11m)

Double glazed window. Fitted wardrobe and radiator. Please be advised that the wardrobes can be removed to fit a single bed or bunk beds.

Stairs leading up to:-

ATTIC ROOM 21' 8" x 10' 0" (6.60m x 3.05m) restricted headroom

'Velux' windows along one side. Laminate flooring.

OUTSIDE FRONT

To the front of the property, there is a block paved driveway parking along with off-road parking for two vehicles. Gravelled area with shrubs. Electric car charging point.

REAR

To the rear, there is a pedestrian gate leading to a large composite deck with steps leading to the kitchen door. External water supply, chrome balustrade with glass panels. Steps leading to an enclosed garden which has an area laid to lawn.

GARAGE (not measured)

Up-and-over and double glazed door to the side and window. Lighting and storage.

SERVICES

Mains water, mains drainage, mains electricity and mains gas.

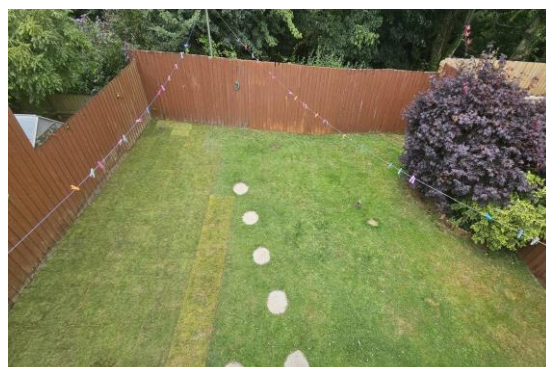
AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

At the top of Helston Road, continue over the blue railway bridge over the Penryn trainline and turn into Green Lane. Proceed up and over the hill past Treverbyn Rise on the left and take the next left into the cul-de-sac. The property can be found halfway along on the right-hand side. If using What3words:

chess.diets.level



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Located in a cul-de-sac off Green Lane, Penryn
- Well presented semi-detached bungalow
- Three bedrooms (with useful attic room off one)
- Modern kitchen/diner
- Well presented lounge
- Modern shower room
- Lovely outside deck with glass and chrome balustrades
- Enclosed rear lawn
- Garage with electric and lighting
- Off-road parking

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