



45 Old Well Gardens, Penryn

Guide Price £435,000



Heather & Lay
The local property experts

- Detached family home
- 4 Bedrooms, master en suite
- Conservatory
- Westerly facing garden
- Garage & driveway parking
- Well presented
- No-through road

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: mains electricity, gas, water & drainage

THE PROPERTY

Built in 1988 when developments were designed with a good degree of space and this is evident at Old Well Gardens where the properties are nicely spaced apart, gardens are of a generous size and the properties themselves are well-proportioned. Our vendors have lived at number 45 for the past 28 years and have really enjoyed living here, now selling to downsize as the children have grown up and moved out.

Although the house looks lovely and homely there is still scope for improvement and the likelihood is that the new owner may decide to remove the wall between the kitchen and dining room, personal choice and taste of course and our vendor likes it just the way it is.

Two years ago our vendor had a rather nice conservatory fitted to the rear, this is of a high quality and opens to the Westerly facing garden...perfect for sunny evenings.





THE LOCATION

Old Well Gardens is a 'no through road' located on the Northern and favoured St Gluvias/Enys side of Penryn. Most of the properties in this location were built in the 1980's and 90's and enjoy plots much larger than those of their modern counterparts. Here one benefits from being close to town but away from the immediate through traffic and noise, as well as being on the edge of an 'Area of Outstanding Natural Beauty' on the Carrick Roads with stunning scenery and the popular villages of Mylor and Flushing close by.

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) is a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink.



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) through the front door into the

ENTRANCE HALLWAY

Stairs leading up to the first floor. Doors to cloakroom/WC, kitchen and.....

SITTING ROOM 21' 0" x 10' 9" (6.40m x 3.28m)

Large bay window to the front with green views, fireplace with electric fire and wooden surround. French doors to the rear of the room that open into the.....

DINING ROOM 11' 10" x 9' 4" (3.61m x 2.85m)

Patio doors through to the conservatory and door to the.....

KITCHEN 12' 0" x 7' 7" (3.66m x 2.31m)

Eye and base units with wood effect door and drawer fronts with ample dark work surfaces Built-in appliances include dishwasher and cooker with extractor above. Window looking over the rear garden with sink below.

CONSERVATORY 10' 0" x 7' 5" (3.05m x 2.26m)

Quality built in white UPVC with glazed roof and patio doors out into the rear garden. Facing well to enjoy afternoon and evening sunshine. Tiled flooring.

UTILITY ROOM 7' 8" x 6' 8" (2.34m x 2.03m)

Located off the kitchen and with a sink unit, space and plumbing for washing machine and space for large fridge/freezer. Door and window to the rear plus a door to the garage.







FIRST FLOOR

Double glazed window to the side, airing cupboard, loft hatch and doors to each bedroom.

BEDROOM ONE 14' 0" x 10' 8" (4.27m x 3.25m)

Window to the front elevation. Door to.....

EN SUITE SHOWER ROOM 7' 2" x 5' 6" (2.18m x 1.68m)

Corner shower cubicle with electric shower, WC and hand wash basin. Obscure window.

BEDROOM TWO 11' 7" x 10' 2" (3.53m x 3.10m)

Window to the rear to the garden and views over Penryn Town.

BEDROOM THREE 8' 5" x 6' 10" (2.57m x 2.08m)

Window to the rear.

BEDROOM FOUR 7' 10" x 6' 4" (2.39m x 1.93m)

Window to the front.

FAMILY BATHROOM 6' 10" x 5' 5" (2.08m x 1.65m)

Bath with electric shower over, pedestal hand wash basin and low flush WC. Tiled flooring and wet areas. Extractor fan. Heated towel radiator.







FRONT GARDEN

To the front is a nicely planted garden and recently remodelled driveway with off-road parking for two vehicles in front of the garage.

REAR GARDEN

The rear garden is private and secure with high fencing, mainly laid to lawn with colourful planting. Door into the utility room.

DRIVEWAY

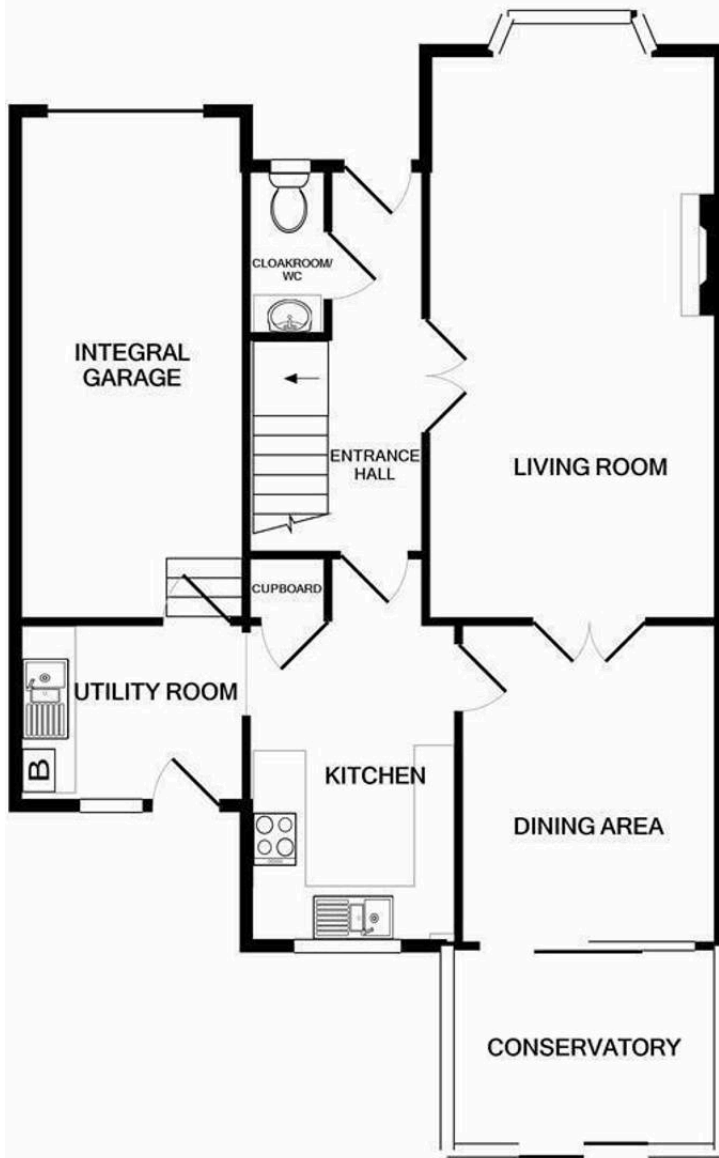
Parking for two vehicles.

GARAGE

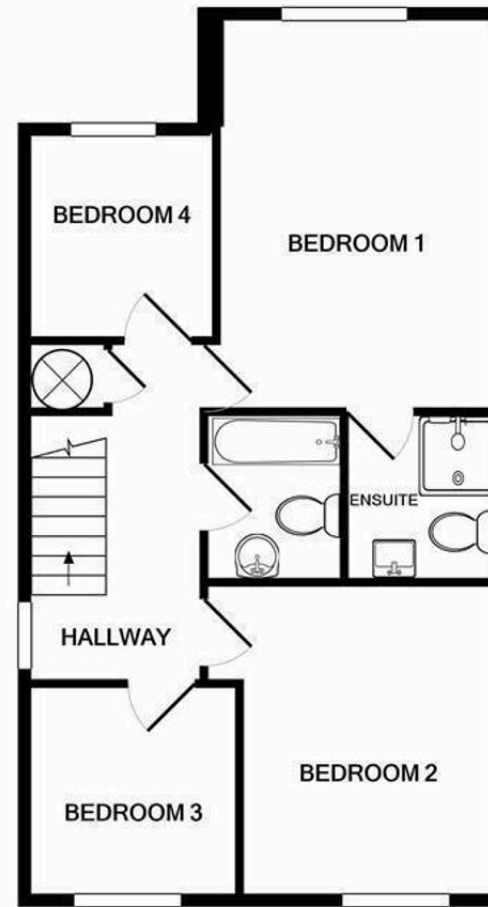
18'6" x 8'7" Vehicular access from the front and pedestrian access via the utility room. Eaves storage. RCD fuse box.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £52 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.





GROUND FLOOR



1ST FLOOR



Heather & Lay
The local property experts

OLD WELL GDNS PENRYN TR10 9LF
 TOTAL APPROX. FLOOR AREA 125.8 SQ.M. (1354 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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.



Heather & Lay
The local property experts