



29 Trelowen Drive, Penryn

Guide price £165,000 Leasehold

Beautiful two bedroom first floor apartment with Southerly facing balcony, parking, bike store and fibre broadband. Close to shops, university, and transport. No onward chain.

Heather & Lay
The local property experts

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- Two Double Bedroom, Modern First Floor Apartment
- Well Presented, Light And Spacious Throughout
- Open Plan Living/Kitchen/Diner
- Southerly Facing Balcony With Elevated Views
- Allocated Off-Road Parking
- Small Development Of Just Three Apartments With Communal Garden
- Convenient Location Close To Supermarket, University And Railway Station
- Gas Central Heating And Full UPVC Double Glazing

THE PROPERTY

This fantastic two bedroom apartment is conveniently located close to Falmouth and Penryn, the supermarket, university and railway station. With only three apartments in the building, number 29 is in the middle on the first floor. The apartment is beautifully presented, light and spacious throughout whilst benefitting from a southerly facing balcony, which opens from the living room making an ideal spot for relaxing or entertaining. Double glazing, gas central heating and fibre broadband are all included as well as a parking space for a single vehicle. The property benefits from a lockable bike store and is offered to the market with no onward chain. A lovely permanent or lock up and leave home ideal for first time buyers and investors alike.

THE LOCATION

Trelowen Drive is ideally positioned on the outskirts of Penryn, just a short distance from the vibrant harbour town of Falmouth. This attractive Bovis Homes development is thoughtfully designed with generous spacing, ample parking, green open areas, and a children's play park, all contributing to its reputation as a highly desirable place to live. Steeped in history, Penryn is one of Cornwall's oldest towns, dating back to 1265 with the establishment of Glasney College. Today, it has evolved into a lively and vibrant community, further enhanced by the presence of Falmouth University, giving the town a dynamic and youthful energy. The area is well-served by local schooling, including Penryn Primary Academy and Penryn College, with further education available nearby. The town also benefits from excellent transport links, including a local train station connecting to Truro and onwards to London Paddington, as well as a regular bus service into Falmouth. Just two and a half miles away, Falmouth offers an eclectic mix of independent and national retailers, along with an excellent selection of restaurants, cafés, bakeries, and bars. Renowned for its stunning coastline, the town boasts a picturesque harbour, sandy beaches, and access to the water, making it ideal for sailing and watersports enthusiasts. Falmouth Marina and Mylor Harbour are both within easy reach along with scenic riverside paths, offering the perfect balance between coastal living and rural tranquility.



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

HALLWAY

Entering through a wooden fire door. Fibre broadband point. Fusebox. Radiator. Wooden Doors lead to bedrooms, bathroom and....

KITCHEN/DINING/LIVING ROOM

KITCHEN AREA

Fitted with a modern range of base and eye level units with laminate worktops and a stainless steel hand wash basin with chrome mixer tap and tiled splashback along with a breakfast bar. Integrated electric oven with gas hob and extractor above. Space for washing machine, fridge and freezer. Laminate flooring.

LIVING/DINING AREA

UPVC double glazed French doors with full height uPVC double glazed side windows leading to the balcony. Radiators and TV points.

BALCONY

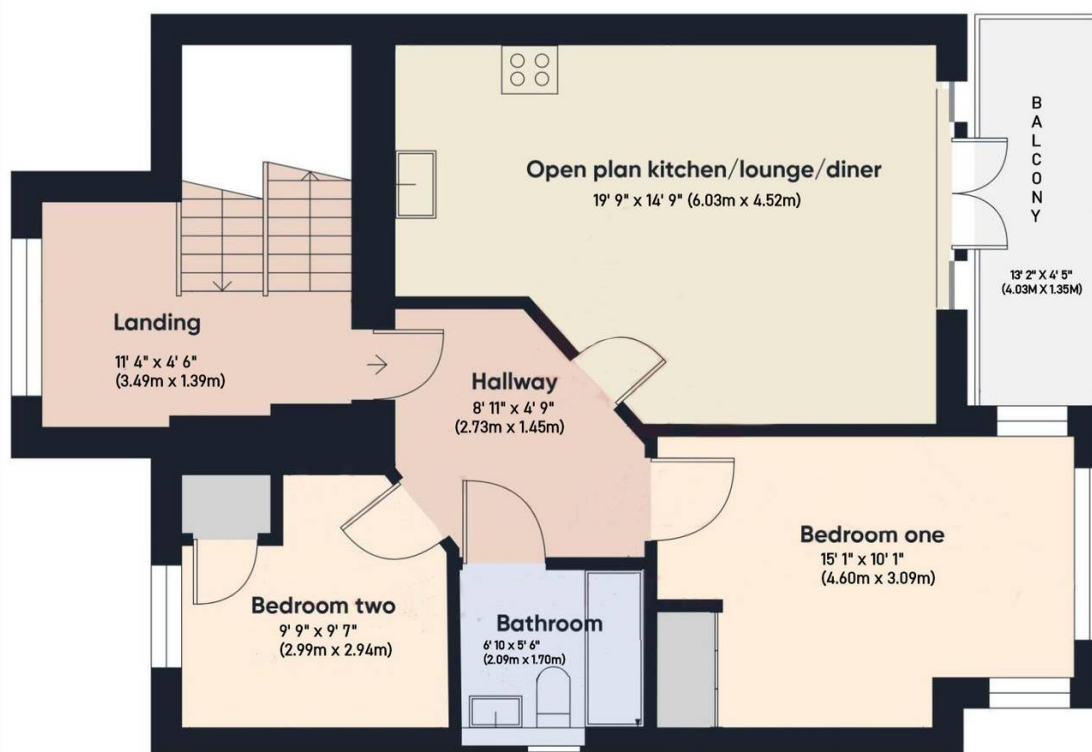
Southerly facing with wooden deck and glass balustrade with stainless steel hand rail.

BEDROOM ONE

Triple-aspect UPVC double glazed windows to the front flood the room with light. Large storage cupboard. Radiator and TV point.

BEDROOM TWO

UPVC double glazed window looking to the communal garden below. Large storage cupboard containing the gas combination boiler, powering the gas fired central heating system. Radiator.



BATHROOM

Opaque uPVC double glazed window to side. Three piece white suite comprising WC, Pedestal hand wash basin with chrome mixer tap and bath with plumbed shower over and glass screen. Tiled wet areas. Heated towel radiator. Tile effect laminate flooring. Extractor.

COMMUNAL GARDEN

Communal gardener the three apartments with use of a shed, washing line and patio.

PARKING

Allocated off-road parking for a single vehicle

TENURE

999 year lease from December 2013. The ground rent from 1st January 2026 until 31st December 2026 is £330.00 per annum with the service/maintenance charge to be £2,400 per annum payable to Gateway (The service/maintenance charge includes buildings insurance, cleaning of communal areas, garden and bin store maintenance, upkeep of play park, electrical and fire inspections and minor repair work as needed) The management and insurance is with First Port Property Services.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

Services: Mains electricity, gas, water & drainage

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