

FOR SALE



Parc an Challow, Penryn
Guide Price £375,000


MARTIN&CO

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- DORMER BUNGALOW
- FABULOUS WATER VIEWS
- UPDATING REQUIRED
- GARAGE AND CARPORT
- FANTASTIC POTENTIAL

A detached dormer bungalow benefiting from an elevated position with fantastic views of the Penryn River. Now in need of updating the property offers lots of potential for the incoming purchaser.

A detached dormer bungalow benefiting from an elevated position with fantastic views of the Penryn River. With a carport, garage, a tiered rear garden and a large conservatory extension, the property is now in need of updating and offers lots of potential for the incoming purchaser. Situated in a cul-de-sac off Green Lane, this light-filled, three-bedroom property is close to the town centre and ideally located for local schools and other amenities.



On the ground floor, the property benefits from a particularly spacious lounge and principal bedroom, both with wide picture windows providing fantastic views of the Penryn River. There is also a kitchen-diner leading through to a large conservatory extension at the rear which provides additional space to relax whilst enjoying the garden. The main shower room with separate WC is on the ground floor, whilst on the first floor, there are two further double bedrooms, both with extensive under-eaves storage areas as well as one bedroom having an ensuite WC. The elevated views of the Penryn River from the first floor are quite spectacular.

Externally, the property is set back from the road by a front garden, with a driveway, carport and garage to one side. To the rear, there is a patio, with steps leading up to two further garden tiers, with some lovely established shrubs and trees. At the top level there is a greenhouse and potting shed offering plenty of scope for keen gardeners.

Freehold
Electric Storage Heaters
Electric Immersion for Hot Water
UPVC Double-Glazed Windows
Garage (with power)
Carport
Front and Rear Gardens
Mains Electricity, Water and Drainage
EPC – E

Broadband : Ultrafast Broadband available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone -
Please contact individual providers for further information.
Source: Ofcom.org.uk



LOCATION

Parc an Challow is a cul-de-sac, situated off Green Lane. Within a 1 mile radius you'll find plenty of amenities, including a choice of supermarkets, schools, delightful cafes, sports clubs, yoga studios and independent boutiques. Penryn Primary School is just 0.2 miles / around a 5 minute walk away and Penryn College is just 0.3 miles / around a 7 minute walk away! Bus and rail links are also easily at your disposal with Penryn Railway Station just 0.3 miles away.

Penryn is an active university town, with an historic harbour and town centre hosting a variety of interesting independent shops, cafes, yoga studios and other amenities along with numerous quaint pubs nestled amongst its cobbled streets. The town is well-served by three supermarkets (Lidl, Sainsbury's and Asda) and benefits from good communication links with Falmouth via its bus service and train station, which links to Truro City and the mainline to London Paddington. It's an excellent location for exploring South Cornwall and for making the most of the local beaches and countryside.



Approx Gross Internal Area
124 sq m / 1339 sq ft



Ground Floor
Approx 93 sq m / 1005 sq ft

First Floor
Approx 31 sq m / 335 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.

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>

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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.