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**Boholland Road,
Penryn**

**Guide Price £415,000
Freehold**





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Penryn**

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Property Introduction

A sizeable detached bungalow offering a good degree of privacy and enjoying elevated views across Penryn town and the surrounding countryside.

Located on the St Gluvias side of Penryn, the property has four bedrooms plus a self-contained annexe which has its own entrance as well as internal access which could be suitable for a dependent relative or alternatively to provide an income. The property has a lounge, a kitchen/diner with doors opening to a patio and the rear garden, three shower rooms and a bathroom, plus the annexe with its open plan living space, utility space and shower room.

To the front there is a lawn with seating space and below the bungalow is a garage with a driveway providing off-road parking for one car.

Location

Located on the edge of Penryn, whilst remaining in easy reach of all the amenities that the town offers and benefiting from easy access to the nearby villages of Mylor and Flushing with lovely surrounding countryside walks, this bungalow enjoys elevated views across the town and glimpses of the Penryn River.

There is a useful pedestrian cut through at the bottom of the Bohelland development through to Commercial Road in Penryn which runs along the bottom parallel with the town centre towards Falmouth and Redruth in either direction and where there is a selection of retail shops including a wet fish shop and a variety of cafes and restaurants.

Across the valley the main street of Penryn is steeped in history and offers a doctor's surgery, a Post Office, a selection of cafes and bus and railway links to the harbourside town of Falmouth, neighbouring towns and Truro and beyond.

ACCOMMODATION COMPRISES

From the front, steps leading up to:-

ENTRANCE PORCH

Double glazed windows to two sides and further glazed door into a:-

HALLWAY

U-shaped hallway with storage cupboards, an airing cupboard and two radiators. Door off annexe and doors off to:-

LOUNGE 13' 11" x 13' 10" (4.24m x 4.21m) maximum measurements into recesses

Double glazed window looking out to front elevation and radiator. Fireplace with hearth and mantelpiece housing gas fire.

KITCHEN/DINER 16' 0" x 8' 11" (4.87m x 2.72m)

Double glazed window to rear. Range of floor and wall mounted handle less cupboards with worktop over with matching upstands incorporating an inset one and a half bowl sink unit and drainer. Eye level double oven and warming drawer, hob with extractor hood above, space for fridge and space for washing machine. Wall mounted 'Worcester' boiler. Space for dining table and double glazed doors opening to the rear patio and garden.

BEDROOM ONE 11' 10" x 10' 11" (3.60m x 3.32m)

Double glazed window and radiator. Door to:-

EN-SUITE SHOWER ROOM

Shower cubicle with tiled surround, sink unit and low level WC. Extractor fan and heated towel rail.

BEDROOM TWO 15' 11" x 11' 0" (4.85m x 3.35m)

A generous room overlooking the front with a double glazed window and radiator.

BEDROOM THREE 11' 10" x 9' 10" (3.60m x 2.99m)

Double glazed window and radiator.

BEDROOM FOUR 12' 8" x 9' 7" (3.86m x 2.92m)

Double glazed window and radiator.

BATHROOM

Obscure glass double glazed window. Bath with shower above and folding screen over, splashboarding, sink unit with pedestal.

SHOWER ROOM

Shower cubicle with splash boarding, low level WC, sink unit and vanity cupboard with splashback and mirror above.

From hallway, door opening to:-

ANNEXE OPEN-PLAN LOUNGE/KITCHEN/BEDROOM 17' 2" x 9' 11" (5.23m x 3.02m) maximum measurements, irregular shape

Two double glazed windows. A self contained annexe with space for a double bed, dining table and sofa. There is a small working surface incorporating sink and drainer, a two ring hob and floor and wall mounted cupboards with space for a fridge/freezer. Radiator. Composite door to the outside. Door to:-

ANNEXE SHOWER ROOM ONE

Obscure glass double glazed window. Shower cubicle, sink unit perched on vanity unit incorporating a low level concealed cistern WC. Tiled flooring, extractor fan and heated towel rail.

OUTSIDE FRONT

To the front the property has a good degree of privacy with hedging. A pathway lead to the entrance porch and round to the side of property where there is an outside tap and entrance door into the annexe. The front garden has a lawn and further seating space. There is a gateway providing access to the:-

GARAGE AND DRIVEWAY 19' 0" x 12' 3" (5.79m x 3.73m)

Double doors, storage space and electric and lighting.

REAR GARDEN

To the rear, there is a patio for alfresco dining, a raised lawn, hedging, two greenhouses and a further seating space which is currently used for the annexe.

SERVICES

Mains water, mains electricity and mains gas.

AGENT'S NOTE

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

DIRECTIONS

Proceed up Church Road in St Gluvias, Penryn, passing St Gluvias Church on the right hand side, turn left after the bend into Bohelland Road and the property will be identified on the right hand side. If using What3words: portfolio.crumples.occupiers



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	66	74		
A				
(81-91)				
B				
(69-80)				
C	66	74		
(55-68)				
D				
(39-54)	66	74		
E				
(21-38)				
F	66	74		
(1-20)				
G	66	74		
(1-20)				
Not energy efficient - higher running costs				
England & Wales				
EU Directive 2002/91/EC				



MAP's top reasons to view this home

- Detached spacious bungalow
- Located on the St Gluvias side of Penryn
- Four bedrooms (plus open plan annexe)
- Three shower rooms, one bathroom
- Lounge
- Kitchen/diner
- Front and rear gardens
- Garage
- Driveway
- Elevated views across the town



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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