17 Lanoweth, Penryn

Guide Price £255,000 Freehold

Three bedroom semi-detached bungalow in a quiet location with garage and no onward chain.

Heather&Lay
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THE GUILD PROPERTY PROFESSIONALS

- Semi-detached bungalow
- Quiet location; no passing traffic
- Well-presented
- 3 Bedrooms
- Recently fitted kitchen
- Gardens to front, side & rear of property
- Garage & driveway parking
- NO ONWARD CHAIN

EPC: E

COUNCIL TAX: C

SERVICES: Mains electricity, water & drainage.

THE PROPERTY

Built in the 1970's this semi-detached property lies within a good-sized plot with gardens to front, back and side which includes the garage. The accommodation is well-present and comprises a recently fitted kitchen, generous-sized sitting room, three bedrooms and family bathroom. The huge benefit here is that the property is being sold with no onward chain!

THE LOCATION

Lanoweth is in a cul-de-sac enjoying a very special position at Tremough, on the outskirts of Penryn. The location is so convenient within three quarters of a mile from the University and town yet this property adjoins open countryside with the loveliest of views to the rear, overlooking an open field. Many local sports clubs are active in the community including Penryn Football Club, St Gluvias Cricket Club and Penryn Rugby Club. Penryn is served by Penryn Primary Academy and Penryn College, whilst a 6th form can be found available at Falmouth School. The town enjoys good communication with Falmouth via its regular bus service and its train station nearby, which links to the city of Truro and mainline Paddington service. Falmouth town (approximately 2 miles) provides an eclectic and more comprehensive range of shopping, schooling, business and leisure facilities.

ACCOMMODATION IN DETAIL
(ALL MEASUREMENTS ARE APPROXIMATE)

Pathway to the side of the property and through the panel and glazed front door into....

ENTRANCE HALLWAY

Laminate flooring. Electric storage heater. Loft hatch. 'NEWLEC' electric heater. Doors to storage cupboard, kitchen, three bedrooms, family bathroom and.....

SITTING ROOM
16' 8" x 12' 0" (5.08m x 3.66m)
A generously sized room with UPVC double glazed window overlooking the front garden. 'NEWLEC' electric heater. Chimney breast. Recently fitted carpet.

KITCHEN
12' 2" x 8' 10" (3.71m x 2.69m)
Well-appointed and recently fitted with modern range of grey coloured wall and base units with a complimentary wood effect work surface and inset stainless steel sink and drainer with chrome mixer tap. Tiled splash back. Integrated appliances include electric hob with extractor over and single oven below. Space and plumbing for washing machine and fridge/freezer. Larder cupboard. Laminate flooring. UPVC double glazed window and UPVC half glazed door to the rear garden.

BEDROOM ONE
11' 9" x 9' 8" (3.58m x 2.95m)
UPVC double glazed window overlooking the front garden. Recently fitted carpet. 'NEWLEC' electric heater.

BEDROOM TWO
8' 9" x 7' 10" (2.67m x 2.39m)
UPVC double glazed window overlooking the side courtyard. Recently fitted carpet. 'NEWLEC' electric heater.

BEDROOM THREE
8' 4" x 7' 7" (2.54m x 2.31m)
UPVC double glazed window overlooking the rear garden. Recently fitted carpet. 'NEWLEC' electric heater.

FAMILY BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)

Obscure UPVC double glazed window to rear. A fully tiled room with white suite comprising corner panelled bath with mixer tap shower, WC, pedestal hand basin with mixer tap. Laminate flooring.

FRONT GARDEN

The front garden is of a gently sloping lawned area, and to the side is a paved courtyard patio area. Gateway leading to the rear garden.

REAR GARDEN

From the kitchen a couple of gentle steps down to the rear garden, mainly laid to lawn with a stream at its end and countryside beyond.

SINGLE GARAGE & DRIVEWAY PARKING

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Approx Gross Internal Area
66 sq m / 706 sq ft

Floorplan

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.