

FOR SALE



Kernick Road, Penryn
Guide Price £435,000


MARTIN&CO

Kernick Road

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- A SUPERB 1930s SEMI-DETACHED HOUSE
- REFURBISHED IN 2023
- IMMACULATELY PRESENTED
- LANDSCAPED GARDENS
- GARAGE & GENEROUS PARKING

Refurbished in 2023, this immaculately presented three-bedroom property with **GARAGE & PARKING** provides spacious, exceptionally light-filled accommodation.

Refurbished in 2023, this immaculately presented three-bedroom property provides spacious, exceptionally light-filled accommodation with far reaching views across Penryn to St Mawes Castle and The Roseland from the first floor. With lovely proportions, high ceilings, an extended ground floor and two bathrooms, this truly is a home that would be a joy to live in.

The property has a lovely arched, open entrance porch with half-paned front door, leading into a well-lit entrance hall. A spacious lounge is to the front aspect with a large south-east facing semi-circular bay window that floods the room with natural light.



To the rear of the ground floor there is an extended open-plan kitchen, dining room and snug. Only a couple of years old, the kitchen is in immaculate condition, fully fitted with sleek white gloss floor and wall units. There is an integrated fridge-freezer, washing machine, dishwasher, electric oven and ceramic hob with extractor hood. A casement window looks into the garden, whilst a Velux window and glass patio doors to the garden provide lots of additional light. There are built-in cupboards in the snug, and, in the dining area, a built-in cupboard conceals the gas boiler. Back in the hallway, there is a downstairs WC under the stairs.

On the first floor, a side window provides lots of natural light to the landing and stairwell. There is a spacious master bedroom with a large bay window flooding the room with natural light and providing magnificent far-reaching views across Penryn to St Mawes Castle and the Roseland. There is a modern ensuite shower room with a vanity unit inset with a ceramic basin and mixer tap, a WC, corner shower cubicle and a heated 'ladder' towel rail.

A second double bedroom and a single bedroom look out over the rear garden. The double bedroom has built-in wardrobes either side of the chimney breast which also has a decorative fireplace. Finally, there is a shared bathroom, with a shower over bath, a glass panel shower screen, a vanity unit inset with a ceramic basin and mixer tap, WC, and a heated 'ladder' towel rail.

Externally to the front, the property can be accessed on foot, via steps, from Kernick Road. The property is in an elevated position set back from the road by a lovely front garden, with a paved path and gravelled areas surrounded by plants, bushes and a fence providing a good degree of privacy. The garden extends along the side of the property, where there is a shed and a patio outside the kitchen. To the rear there is a lawn, with a path leading to the back gate, the garage and the parking area on Poltisko Terrace.



Freehold
Gas central heating and hot water
UPVC double-glazed windows and patio doors
Garage (with power)
Generous off-street parking
Front and rear gardens
Garden shed
Mains gas, electricity and water
EPC – C
A Mundic Test was carried out in 2022 and a Class A certification was given to the building.

LOCATION

Kernick Road links the A39 with Penryn town centre. 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.

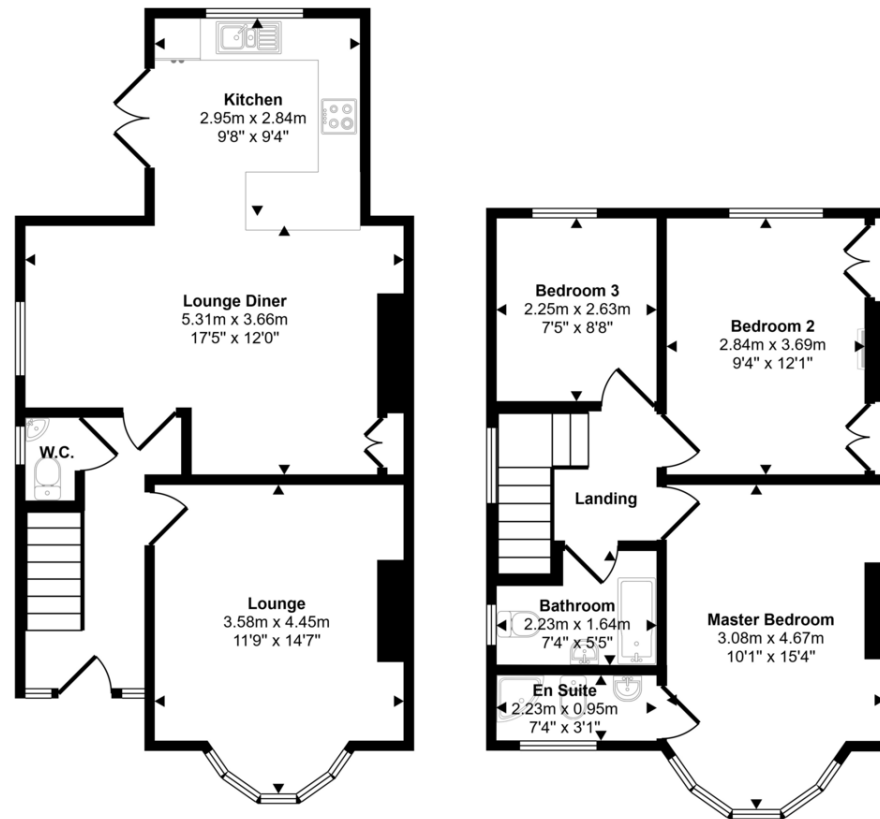
Penryn Primary School is just 0.4 miles / under a 10 minute walk away and Penryn College is just 0.1 miles / around a 3 minute walk away!

Bus and rail links are also easily at your disposal with Penryn Railway Station just 0.5 miles away.

Penryn is a 'stone's throw' from the larger town of Falmouth which has a vibrant cultural scene and the local beaches of Swanpool and Gyllyngvase are a short drive or cycle ride away, along with beautiful countryside and coastline to explore.



Approx Gross Internal Area
92 sq m / 993 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft

First Floor
Approx 43 sq m / 464 sq ft

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.

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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.