

**FOR SALE**



**Kernick Road, Penryn**  
**Guide Price £225,000**

**MARTIN&CO**



# Kernick Road, Penryn

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- REFURBISHMENT PROJECT
- DETACHED BUNGALOW
- FRONT & BACK GARDENS
- CLOSE TO TOWN CENTRE
- POTENTIAL TO EXTEND STC

**REFURBISHMENT PROJECT!** This detached, two-bedroom, double fronted bungalow, is set back from the road, in an elevated position, with generous front and back gardens. **REQUIRES COMPLETE MODERNISATION AND**

**REFURBISHMENT PROJECT!** This detached, two-bedroom, double fronted bungalow, is set back from the road, in an elevated position, with generous front and back gardens. **REQUIRES COMPLETE MODERNISATION AND REFURBISHMENT** as well as offering scope for extension, subject to consents.

On entering the property you come into an entrance hall, and to the front aspect there are two good-sized rooms, with bay windows. One is the lounge and the other is the principal bedroom. To the rear there is a second bedroom, a shower room and a dining room that leads through to the kitchen. Off the kitchen is a larder, a second WC and a porch which goes into the garden and also provides side





access to the property.

The plot is raised above the road level and there is currently no off-street parking. However, other properties in the street have excavated the front garden to provide parking.

The front garden is currently lawned and is surrounded by a number of mature bushes.

Either side of the bungalow there is side access to the rear garden which is enclosed and overgrown. There is a dilapidated conservatory and shed. At the far end is an area which is completely overgrown and not easily accessible currently. The rear garden is surrounded by a number of bushes and trees and, with landscaping, could provide a delightful, sheltered garden. There is also space to extend the property to the rear, subject to the necessary consents.

Any interested parties will be required to carry out their own surveys.

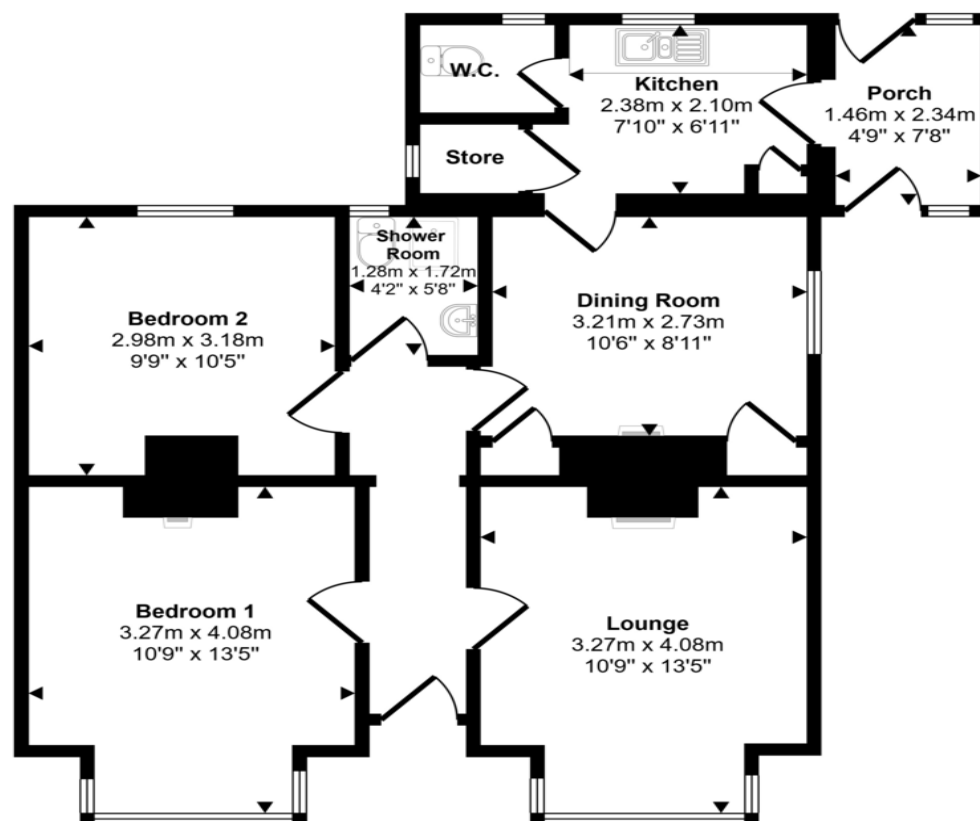
Mains Gas, Electricity, Water & Drainage  
EPC - F  
Council Tax Band - C

Kernick Road is located just outside of the centre of Penryn and, with a thriving high street, you'll find plenty of amenities within walking distance, including delightful cafes, yoga and meditation studios and local independent boutiques. Bus and rail links are easily at your disposal with Penryn Railway Station less than half a mile away.

Penryn is a 'stone's throw' from the larger town of Falmouth which has a vibrant cultural scene with Falmouth School of Art and Exeter and Falmouth Universities having campuses dotted around the area as well. The local beaches of Swanpool and Gyllyngvase are a short drive or cycle ride away, along with a huge choice of coastal and countryside walks



Approx Gross Internal Area  
68 sq m / 730 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. Rooms of rooms such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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