



6 Bohelland Way, Penryn, TR10 8DZ

Guide Price £395,000

A beautifully presented detached 2/3 bedroom split level property occupying an elevated position within popular Bohelland Way on the northern side of Penryn. This delightful home offers versatile accommodation comprising up to 3 double bedrooms, living room with patio doors onto the south-facing front garden, dining room/bedroom 3, fitted kitchen, shower room and separate family bathroom. The rear garden has been recently relandscaped to provide a low maintenance 'Mediterranean'-style space, perfect for entertaining and planted with Australian ferns, banana tree and figs. A paved driveway provides off-road parking for 2 cars and gives access to the integral single garage.

Key Features

- Detached 2/3 bedroom split level home
- Popular residential area of Penryn
- Driveway parking and integral garage
- Elevated position with views over the town
- Beautifully presented throughout
- Relandscaped 'Mediterranean'-style garden
- Gas central heating
- EPC rating C



THE ACCOMMODATION COMPRISES

Obscure double glazed front door with obscure glazed window to side, to:-

ENTRANCE PORCH

5'11" x 4'9" (1.80m x 1.45m)

Tiled flooring, obscure double glazed window to side aspect. Obscure double glazed door to:-

ENTRANCE HALLWAY

6'6" x 16'3" (1.98m x 4.95m)

A spacious reception area with wood-effect vinyl flooring, storage cupboard with hanging rail, radiator, central ceiling light. Stairs to split level first floor, glazed door to:-

LIVING ROOM

11'4" x 16'2" (3.45m x 4.93m)

A beautifully appointed dual aspect reception room with Contura cast iron wood-burning stove set on a slate hearth. uPVC double glazed patio doors open onto the south-facing front garden and raised decked terrace, providing views over Penryn to countryside in the distance. uPVC double glazed window to side aspect, contemporary wood panelling to two walls. Radiator, wall mounted lighting.

FIRST FLOOR

SPLIT LEVEL LANDING

Further stairs to the second split level landing, doors to dining room/bedroom three, kitchen/dining room and family shower room/WC. Storage cupboard, wall mounted central heating thermostat.

DINING ROOM/BEDROOM THREE

11'4" x 9'10" (3.45m x 3.00m)

uPVC double glazed French doors leading onto the relandscaped rear garden. This versatile room provides ample space for a large dining table and chairs or, alternatively, makes an ideal third double bedroom, with its own private access to the garden. Central ceiling light, radiator.

FAMILY SHOWER ROOM/WC

6'6" x 4'5" (1.98m x 1.35m)

Fully tiled corner shower cubicle with Mira Azora electric shower and glass screen, vanity unit housing wash hand basin with built-in storage and tiled splashback, concealed cistern dual flush WC. Tiled flooring, chrome heated towel rail/radiator, central ceiling light. Obscure double glazed window to rear aspect.

KITCHEN/DINING ROOM

9'8" x 14' (2.95m x 4.27m)

A modern kitchen with range of white high-gloss eye and base level units, granite-effect worktop with inset sink/drainage unit with mixer tap. Part tiled walls, wood-effect vinyl flooring. Built-in Stoves four-ring gas hob with integrated electric oven under and extractor over. Space and plumbing for washing machine, space for free-standing fridge/freezer. uPVC double glazed window to rear aspect overlooking the garden. Ceiling lights, radiator, loft hatch housing recently installed combination boiler, uPVC obscure double glazed door to:-

SIDE PORCH

3'3" x 4'6" (0.99m x 1.37m)

A practical space with uPVC double glazed window to side aspect and uPVC double glazed doors to front and rear aspects, ideal for dog owners and providing easy access from the front of the house around to the rear garden.

SECOND FLOOR

SPLIT LEVEL LANDING

Doors to bedrooms one and two and family bathroom.

BEDROOM ONE

11'4" x 14' (3.45m x 4.27m)

Measurements taken to front of wardrobe. A generous double bedroom with full height built-in wardrobes with hanging rails and shelving. Large Velux window to front south-facing aspect with a far-reaching view over the town and surrounding countryside beyond. Radiator, central ceiling light.

BEDROOM TWO

9'3" x 12'7" (2.82m x 3.84m)

A double bedroom with large Velux window to the front south-facing aspect enjoying views over the town and surrounding countryside. Radiator, central ceiling light.

FAMILY BATHROOM

7'1" x 6'4" (2.16m x 1.93m)

White suite comprising a panelled bath with mixer tap and shower attachment, tiled surround, vanity unit housing wash hand basin with mixer tap and built-in storage, concealed cistern dual flush WC. Velux window to front aspect with views over the town and countryside. radiator, wall mounted lighting.

THE EXTERIOR

FRONT

Paved driveway providing off-road parking for two cars, and giving access to the integral single garage. To the right-hand side of the driveway is a lawned area of front garden, bordered by mature shrubs with a central magnolia tree. A path and steps lead up to the side porch which gives access to the rear garden. A secluded and private area of front garden has been created to the left of the driveway, enclosed by privet hedge and fencing and making the most of the sunny south-facing aspect. This area of front garden is accessible from the patio doors in the living room with raised decked seating area and shingle below. This area of garden provides an excellent degree of privacy with side pathway and gate to the rear garden.

GARAGE

9'10" x 16'4" (3.00m x 4.98m)

Up-and-over door, power and water tap. Separate electric feed.

REAR

The private and secure rear garden has been completed relandscaped by the present owners, having created a low maintenance Mediterranean-style garden, beautifully planted with a diverse selection of shrubs and trees, including Australian ferns, fig tree and banana tree. This terraced garden provides a granite-chipped and raised decked seating



area ideal for entertaining, as well as a good size timber garden shed. The garden is fully enclosed by wall and fencing and, as previously mentioned, provides pedestrian side access all the way around the property. Cold water tap.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

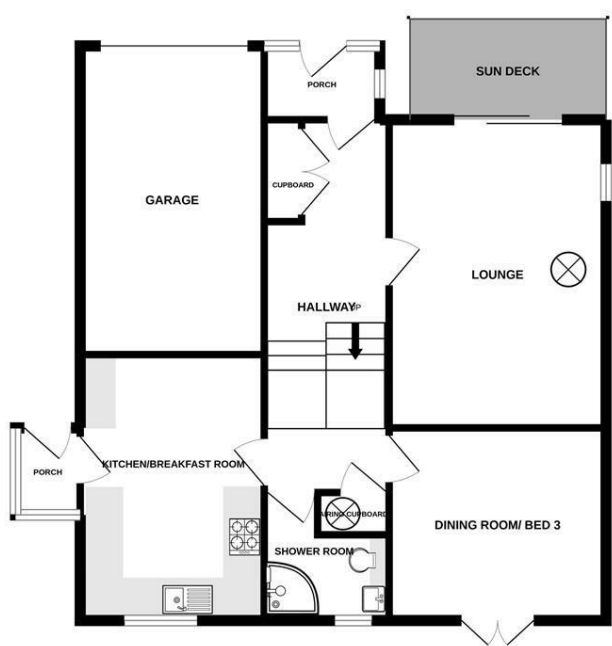
VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

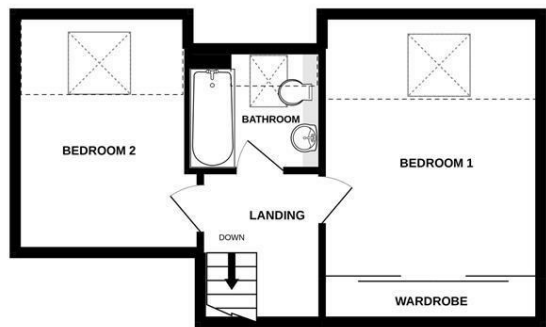


Floor Plan

GROUND FLOOR
77.8 sq.m. (837 sq.ft.) approx.



1ST FLOOR
37.6 sq.m. (405 sq.ft.) approx.



BOHELLAND WAY PENRYN TR10 8DZ

TOTAL FLOOR AREA : 115.4 sq.m. (1242 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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