



47 Truro Lane, Penryn

Guide Price £310,000



Heather & Lay
The local property experts

THE PROPERTY

Located just a stone's throw from the heart of Penryn, this well-proportioned two-bedroom bungalow offers flexible living with exciting potential. The accommodation includes a modern kitchen, a cosy living room with log burner, two generous double bedrooms, a bathroom, and a utility room that could be converted into a third bedroom. The accommodation also offers huge potential to update and remodel should a buyer wish. Outside, the property boasts an unusually large parking area for 6–8 vehicles — a true rarity in Penryn — along with a sunny, south-facing rear garden. Offered with no onward chain, this home is ideal for buyers seeking convenience, space, and future potential.

THE LOCATION

Truro Lane is located in the heart of Penryn town; ideally situated for access to all local amenities including bespoke shops, local stores, pharmacy, galleries, bars, delicatessen and much more. The university campus at Tremough is located just a 10–15-minute walk away with an out of town supermarket just a couple of miles away. Penryn is one of Cornwall's oldest towns, having received its first charter in 1236; a town full of surprises and surrounded by beautiful countryside. The building of Glasney College in 1265 put the town on the map then the arrival of Falmouth and Exeter University has turned Penryn into a buzzing and vibrant area. The town enjoys good communication with Falmouth via its regular bus service and its train station, which links to Truro city and mainline Paddington. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities.





- Fantastic Location, A Stones Throw From The Centre Of Penryn
- Detached Two Bedroom Bungalow
- Scope To Add A Third Bedroom
- Parking For 6-8 Cars
- Southerly Facing Rear Garden
- Modern Kitchen and Living Room With Log Burner
- Oil Fired Central Heating
- No Onward Chain

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Entering through a part obscured double glazed uPVC front door.

HALLWAY

Loft access. Thermostat. Wood effect laminate flooring. Wooden doors to living room, bedrooms, bathroom and....

KITCHEN

uPVC double glazed window to front. Modern, cream eye and base level units with laminate worktop and one and half bowl stainless steel sink with chrome mixer tap below. Built in fridge/freezer, double electric oven, hob and extractor above. Laminate splashback. Radiator. Wood effect laminate flooring.

LIVING ROOM

Large uPVC double glazed window to front and uPVC double glazed window to the side. Log burner with red brick surround and slate hearth. Radiator. Wood effect laminate flooring. Opaque glazed wooden door to the.....

UTILITY ROOM

Half uPVC double glazed door to rear and two uPVC double glazed windows to rear and side. Wooden base level cabinets with laminate worktop with stainless steel sink and chrome mixer tap. Tiled splashback. Space for white goods. Radiator. Fusebox. Wood effect laminate flooring.





BEDROOM ONE

uPVC double glazed window to rear. Large wardrobe. Radiator.

BEDROOM TWO

uPVC double glazed window to side. Large wardrobe. Radiator. BT socket.

BATHROOM

Opaque double glazed uPVC window to rear. Three piece suit comprising W/C, hand wash basin with chrome taps, cupboard below and tiled splashback. Electric shower with glass screen and panelled surround. Radiator. Cupboard containing the Grant oil fired boiler with hot water tank. Wood panelled ceiling. Wood effect laminate flooring.





REAR GARDEN

Concrete area with wooden garden shed and steps leading to a southerly facing lawn area with wooden trellis surround. Stone walls with further steps leading to gravel area. Wooden fence surrounding. Oil tank. Outdoor lighting.

DRIVEWAY

Private driveway, tarmac at the bottom opening up to a large gravel area with ample parking for 6-8 cars bordered by a wooden fence. Access to the rear garden to both sides of the property through wooden gates.

AGENTS NOTE

This is being sold with no onward chain as a probate sale. We understand that probate has now been applied for with a local solicitor.

EPC - D

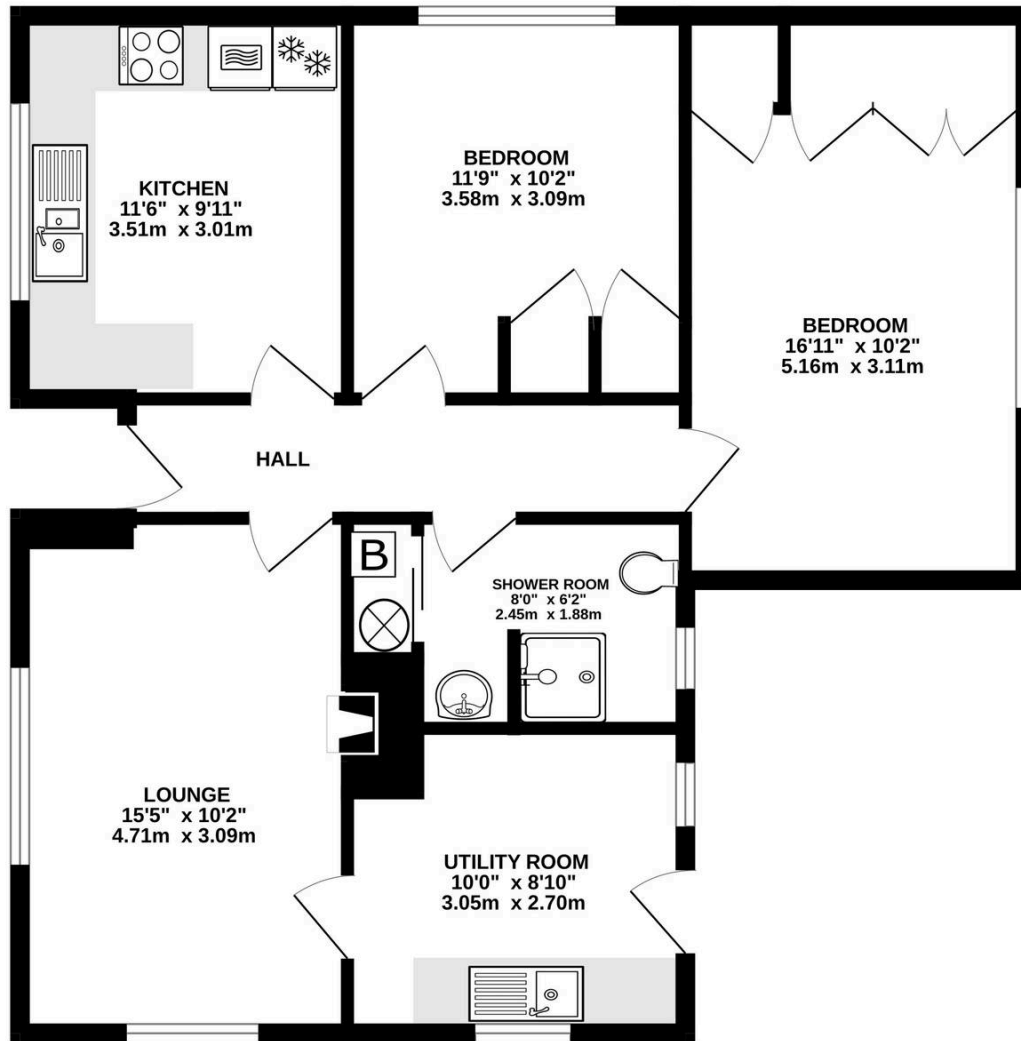
Council Tax - C

Tenure - Freehold

SERVICES: Mains electricity and water with oil tank.



GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) 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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3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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