



55 Round Ring Gardens, Penryn

Guide Price £255,000



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The local property experts

- Semi-detached house
- Nicely presented
- 2 Bedrooms
- Beautiful enclosed rear garden
- Carport
- Off-road parking

THE PROPERTY

Very well-presented property comprising of two bedrooms and a bathroom upstairs and sitting room, kitchen and WC downstairs, The rear garden is a wonderful feature of this property and is delightful, high walls, totally enclosed and very pretty. There is also a large carport with off-road parking. This property is an ideal starter home so would suit a first time buyer or even someone wanting to downsize.

THE LOCATION

Round Ring Gardens is a modern well renowned development positioned on the St Gluvias / Enys side of Penryn, a historic and ancient market town with an active community and excellent everyday facilities including a nursery, primary and secondary schools. The town enjoys good communication with Falmouth via its bus service and train station, which links to Truro city and mainline Paddington. Penryn Campus is occupied by both Falmouth and Exeter Universities sharing buildings, facilities and services as part of the combined universities in Cornwall project; this recent transition into a University town is creating a real 'buzz' for the area. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities and was recently voted 'the best place to live in the South West' in the prestigious Sunday Times guide









ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) through the front door into the.....

HALLWAY

Stairs rising to the first floor. Door into.....

SITTING ROOM

Double glazed window to the front. Laminate flooring. Tv and telephone points. Radiator.

KITCHEN/DINER

Range of eye and base units with space and plumbing for a washing machine, an integrated cooker, gas hob, stainless sink with double glazed window facing the garden, a radiator and a cupboard under the stairs. Door to rear garden.

CLOAKROOM/WC

Double glazed window to side. Low level WC and pedestal hand basin. Radiator.

FIRST FLOOR

From the hallway stairs up the the first floor....

LANDING

Doors to two bedrooms and bathroom.

BEDROOM ONE

Two double glazed windows to front. Radiator.

BEDROOM TWO

Double glazed window overlooking the rear garden. Radiator.

BATHROOM

Three piece suite comprising low level WC, panel bath with overhead shower and a pedestal hand wash basin. Double glazed window to the side.

DEVELOPMENT/ESTATE CHARGES

Currently (2025) £26.13 per month.





REAR GARDEN

The rear garden is a lovely area to sit and enjoy the evening sun.

High walled and beautifully presented. A side gate leads to the carport.

CARPORT

Located at the rear of the property and is below a neighbour's coach house.

DEVELOPMENT/ESTATE CHARGES

Currently (2025) £26.13 per month

Council Tax band: B

Tenure: Freehold

EPC Energy E

Services: Mains electricity, gas water & drainage

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

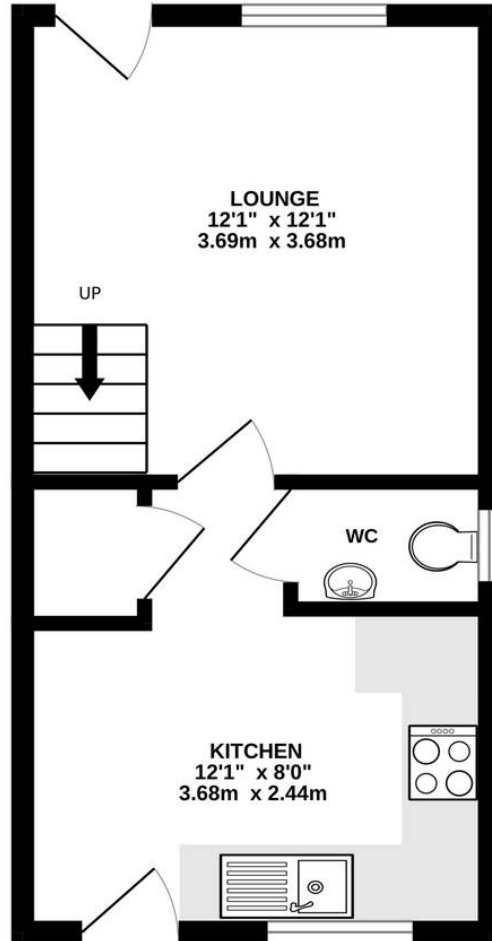
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

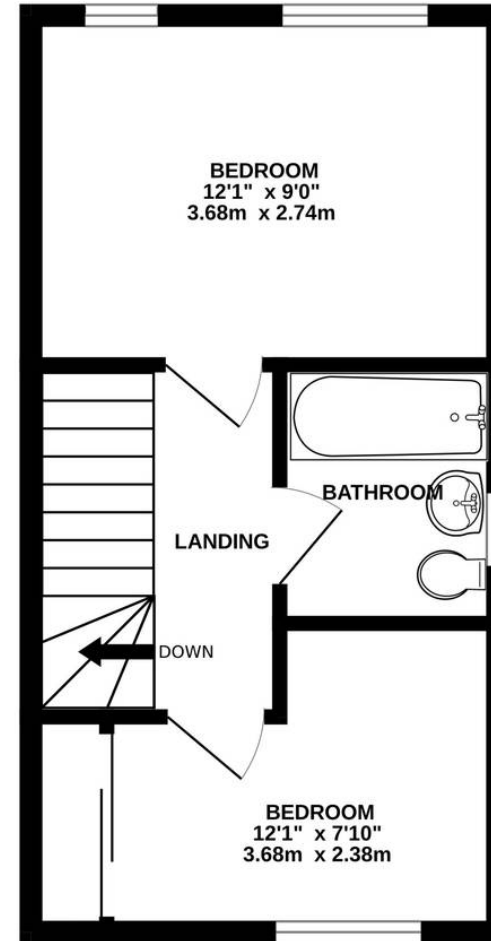
Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



GROUND FLOOR
286 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



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TOTAL FLOOR AREA : 571 sq.ft. (53.1 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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