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**Truro Lane,  
Penryn**

**£315,000  
Freehold**





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## **Property Introduction**

A detached two bedroom bungalow sitting proudly half way up Truro Lane in Penryn, enjoying far reaching views across the town.

The lane is close to the town centre amenities and shops, the bungalow is immaculately presented with a lounge, a kitchen/diner, both bedrooms are double in size with the principal bedroom having a dual aspect which enjoys views across the town.

The garden has been designed to be low maintenance where you can sit and enjoy the sunset and views. There are also off-road parking spaces.

## **Location**

Truro Lane is full of character properties set off West Street in the centre of Penryn which links down to Commercial Road where there is a growing range of restaurants and cafes plus a convenience store. Penryn is an historic market town located at the head of the river with a varied selection of niche retail shops as well as convenience stores, Post Office, cafes and Public Houses. The train station provides a regular service to the Cathedral City of Truro where there is a main line rail link to London Paddington. The expanding Tremough University is situated on the edge of Penryn whilst Penryn College is easily accessible via the numerous bus routes serving the town.

The harbour town of Falmouth is about two miles distant with a wider range of specialist shops and high street stores, high quality restaurants and bars to cater for every taste. There are many attractions including four beaches and the sailing waters of the Carrick Roads are considered amongst the best in the country. Popular visitor attractions also include the National Maritime Museum and Pendennis Castle. Evening entertainment can often be found at Event Square in the heart of the town or you can choose from a number of films showing at the multi-screen cinema.

## ACCOMMODATION COMPRISES

Double glazed entrance door with glazed side panel opening to:-

## ENTRANCE HALLWAY

Loft hatch. Radiator and shelved airing cupboard with radiator. Doors off to:-

## LOUNGE 13' 4" x 10' 10" (4.06m x 3.30m) plus door recess

Double glazed window enjoying views across the town. Feature fireplace with gas fire, hearth and mantlepiece. Radiator.

## KITCHEN/DINER 10' 8" x 9' 7" (3.25m x 2.92m) maximum measurements

Double glazed window and double glazed door opening to the rear garden. Range of wall and floor mounted cupboards with worktop incorporating a sink and drainer with tiled surround. Space for oven with extractor over, space for washing machine and space for fridge/freezer. Display shelving. Wall hung 'Worcester' boiler. Radiator.

## BEDROOM ONE 11' 9" x 10' 9" (3.58m x 3.27m)

A dual aspect room enjoying incredible views across Penryn. Radiator.

## BEDROOM TWO 10' 9" x 9' 9" (3.27m x 2.97m)

Double glazed window. Radiator.

## BATHROOM

Two obscured double glazed windows. Low level WC, pedestal wash hand basin, bath with mains shower over, half tiled surround and spotlighting. Vinyl flooring. Radiator. Towel rail and cabinet.

## OUTSIDE FRONT

To the front is a shared driveway with off-road parking for two cars. Steps and a pathway lead to the front entrance door. The front garden is arranged on two levels with a gravelled seating space and a range of mature shrubs with a pathway to each side of the property leading round to the:-

## REAR GARDEN

The rear garden has a patio seating space, steps lead up to a raised terrace with fencing to the rear. Useful shed and outside tap.

## SERVICES

Mains electric, mains gas, mains water and mains drainage.

## AGENT'S NOTE

The Council Tax band is band 'B'.

## DIRECTIONS

On Commercial Road in Penryn with the Texaco garage on your left heading away from the town turn left into Truro Lane after the Crosskeys Residential Home. Drive up the lane and the property is on the right hand side up a short hill towards the top. If using What3words; nicely.diagram.sorry

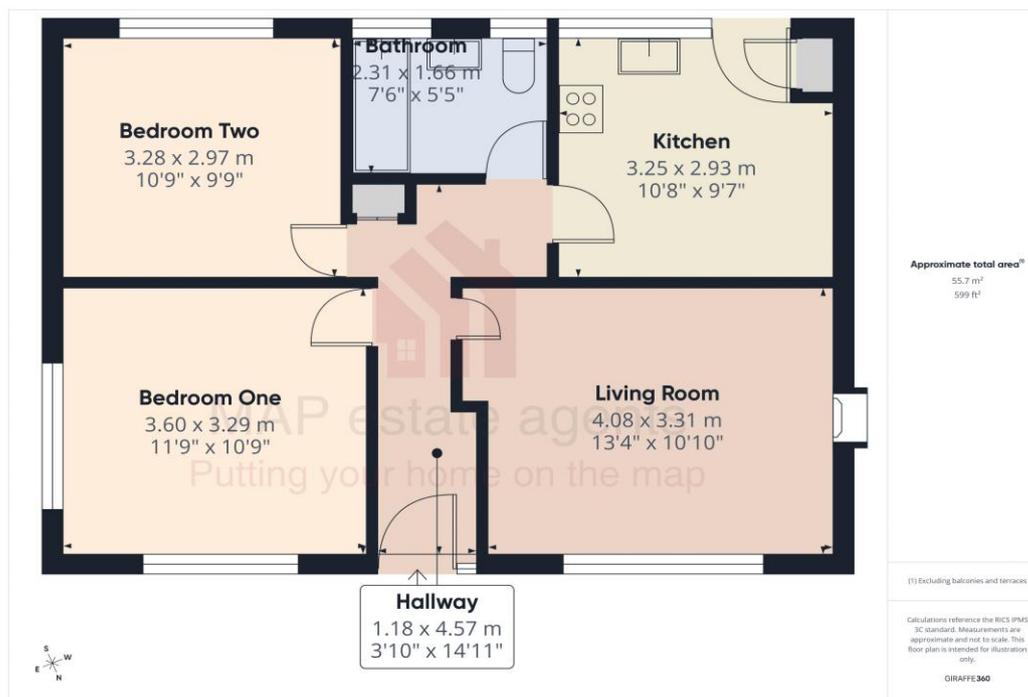


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Detached bungalow
- Located close to the town shops and amenities
- Incredible elevated views
- Kitchen/diner
- Lounge with gas fire
- Two double bedrooms
- Dual aspect bedroom one with view
- Low maintenance front and rear gardens
- Off road parking for two cars
- Offered for sale chain free



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