

Polsethow

Penryn

TR10 8PA

Asking Price £440,000

- SPACIOUS DETACHED FAMILY HOME
- STUNNING VIEWS TOWARDS PENRYN ESTUARY AND VIADUCT
- THREE BEDROOMS PLUS GARDEN ROOM
  - IMPRESSIVE SUN TERRACE
  - DUAL ASPECT LIVING ROOM
    - MODERN KITCHEN
  - ENCLOSED SUNNY GARDEN
    - DRIVEWAY
    - QUIET LOCATION
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1175.00 sq ft



3



1



1



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### PROPERTY DESCRIPTION

A fantastic opportunity to purchase this detached family home, situated in a popular and quiet location on the outskirts of Penryn. The home boasts an elevated position with stunning open views towards Penryn Estuary and over the viaduct. The accommodation is presented over three floors which briefly comprises the entrance hall, bathroom and third bedroom on the ground floor, two further bedrooms and useful store room to the lower ground floor whilst the top floor boasts a modern kitchen and a impressive living room which opens onto a large, wrap around sun terrace taking full advantage of the spectacular views. Outside, a driveway provides off road parking with gardens to three sides. The garage has also been internally converted into a garden room providing a versatile space for a home office, gym or as currently used, a fourth bedroom.

### LOCATION

Penryn is a historic market town with a thriving university located just 2 miles from the harbour town of Falmouth, where you will find some of the finest sailing waters in the UK. Train stations are located in both towns, and a wide range of local shops, high street retailers, and restaurants provide a menu for every taste. The cathedral city of Truro, with its mainline rail links to London Paddington, is about 12 miles distant. Penryn town provides most daily shopping needs, together with chandleries and boatyards. Junior and Secondary schooling, sports facilities and the Asda superstore are nearby.

### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

### ENTRANCE

Open canopy porch with obscure glazed door into:

### ENTRANCE HALL

A welcoming hallway with stripped wood flooring, radiator, obscure picture windows, doors to bedroom three and bathroom, stairs to first and lower ground floors.

### BEDROOM THREE

Dual aspect double glazed windows, radiator.

### BATHROOM

A white three piece bathroom suite comprising corner bath with shower over and tiled surround, W.C and hand basin with fitted storage cupboard, chrome effect heated towel rail, tiled floor, obscure double glazed window.

### FIRST FLOOR

### KITCHEN

A light and bright, dual aspect kitchen fitted with a range of matching 'shaker' style units including integrated dishwasher, integrated electric oven and hob, wood effect work surfaces with complimentary 'Metro' tiled

splash backs, break fast bar, large utility cupboard with spaces for washing machine and tumble dryer, space for fridge freezer, inset lighting, dual aspect double glazed windows and double glazed door to garden, door into:

### LIVING ROOM

Another bright triple aspect room enjoying stunning open views towards the Estuary and Viaduct. Double glazed patio doors opening onto an impressive sun terrace, wood effect flooring, radiator, dining space,.

### LOWER GROUND FLOOR

### INNER HALL

Solid wood flooring, doors to bedrooms, sliding door into large walk-in store room which may lend itself into creating an ensuite if required.

### BEDROOM ONE

A comfortable double bedroom with dual aspect double glazed windows, large fitted wardrobe, radiator, solid wood flooring.

### BEDROOM TWO

A second double bedroom with double glazed window, fitted wardrobes, radiator.

### OUTSIDE

The real feature to the home is a stunning raised balcony which is dominated by far reaching views over the viaduct and valley towards Penryn Estuary, also enjoying all day sunshine. To the front, the property is approached over a driveway providing private off road parking for three cars. The main garden is enclosed and surrounds the property to three sides with level lawns to the side and rear along with a mature planted rockery to the other side and two useful storage sheds. There is also a garage which has been internally converted to create a garden room/office/occasional bedroom.

### DIRECTIONS

Travelling from Asda supermarket, proceed along Kernick Road continuing over the roundabout at Enterprise Car hire. Take the second right after approximately 350 yards onto Polsethow, proceed down the hill for a further 150 yards and the property can be found on your left hand side.

### MATERIAL INFORMATION

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: Survey Instructed

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No



Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good  
Parking: Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Approximate total area<sup>(1)</sup>  
1175 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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