



Penryn

A detached dormer bungalow
Spacious and flexible accommodation
Three double bedrooms, family bathroom
Lounge with focal fireplace
Detached single garage
Delightful front and rear enclosed gardens
Scope for improvement
Close proximity to Penryn town centre
Being sold with 'no onward chain'
Viewing highly recommended

Guide £425,000

ENERGY EFFICIENCY RATING BAND F

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REF: SK7081



An ideal opportunity to acquire this detached dormer bungalow which would benefit from some modernisation and offers prospective purchasers the chance to improve and personalise to your own taste and requirements.

The property is located close to Penryn's town and has spacious well proportioned rooms with many of the rooms offering dual aspect and in brief comprises of large sitting room, kitchen/breakfast room, three double bedrooms and family bathroom.

Outside the property offers delightful landscaped enclosed rear gardens with a well stocked rockery, green house and shed, with the benefit of enjoying a Southerly faced aspect. The property also has a detached single garage.

The property is conveniently located on the favoured St Gluvias side of Penryn, from here the town and river is easily accessed as well as having close proximity to the main road (Commercial Road, and transport links. Penryn offers a wide range of facilities which include shops, restaurants, public house and doctors surgery. The town has primary and junior schooling, plus Penryn College, Falmouth University (Tremough Campus). There is a regular bus service and Penryn Train Station serves a branch line from Falmouth to the Cathedral City of Truro whereby here you can access the mainline service to Paddington.

As our clients sole agents we thoroughly recommend an early internal viewing to avoid disappointment.

Why not call to arrange your viewing today!

The front the property is accessed beside the garage with wide steps and galvanised hand rail leading up to an entrance porch.

PORCH 1.70m (5'7") x 1.35m (4'5")

Dual aspect double glazed window and front door, mono pitched tri polycarbonate roof, ceramic tiled flooring, wooden door and step up to

ENTRANCE HALL

Open thread stairs rising to the first floor, central track spotlights, thermostatic control, radiator, fitted carpet, doors to

LOUNGE 6.58m (21'7") x 3.05m (10'0")

Measured to walls.

A bright East facing room with UPVC double glazed window to the front aspect and further UPVC window to the side aspect, vertical blinds, feature country stone effect fireplace and wooden hearth and matching panelling above, inset gas fire (not tested), wooden panelled wall, fitted carpet, two radiators, TV aerial point, telephone point, six panelled internal door.

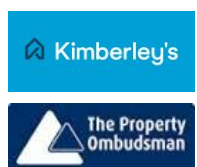


BEDROOM ONE 2.90m (9'6") x 3.63m (11'11")

UPVC double glazed window to the front aspect, vertical blinds, central pendant light, coved cornice, fitted carpet, radiator, six panelled internal door.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



BEDROOM TWO 4.67m (15'4") x 3.20m (10'6")

Dual aspect with UPVC double glazed windows to the rear and side aspect, vertical blinds, central spotlights, fitted carpet, wood panelled ceiling, double and single radiator. This room is currently being used as a dining room.



BATHROOM 2.31m (7'7") x 1.85m (6'1")

White suite comprising of panelled and handled bath with chrome hot and cold taps, Triton (Cara) electric shower over, fully tiled surround, vanity wash hand basin, low level flush wc, ceramic tiled flooring, frosted UPVC double glazed window, wood panelled ceiling and enclosed cupboard housing hot water tank.



KITCHEN/BREAKFAST ROOM 3.56m (11'8") x 2.82m (9'3") Plus 3.07m (10'1") x 2.51m (8'3")

Dual aspect UPVC double glazed windows to the rear aspect having delightful views over the landscaped garden, L-shaped room with matching wood effect shaker style wall and base units to include tall pantry cupboards, wrap around work surfaces and tiling over, one and a half bowl stainless sink drainer, chrome mixer tap, stainless steel extractor fan, space for free standing gas oven, space for tall refrigerator/freezer, space and plumbing for washing machine, wood panelled wall and ceiling, tiled flooring, UPVC double glazed door to outside, Honeywell thermostatic control, Baxi central heating boiler.



RETURNING TO THE ENTRANCE HALL

Open tread staircase from the entrance hall leading to the first floor.

FIRST FLOOR LANDING

Useful storage cupboard and six panelled internal door leading into

BEDROOM THREE 4.39m (14'5") x 3.07m (10'1")

Of irregular shape.

UPVC double glazed dormer window to the rear aspect enjoying views over the landscaped garden and wider views of Penryn, useful built in fitted cupboards for storage, fitted carpet, radiator, central pendant light, six panelled internal door.

