



## Penryn

An elevated end of terrace family home  
A spacious three-four bedroom property  
Lodgers room with en-suite facilities  
Nicely fitted bathroom with three piece suite  
UPVC double glazed windows  
Gas central heating throughout  
Gardens to front, side and rear  
Walking distance to town, train station and university  
Ideal home or investment  
Viewing highly recommended



**Guide £275,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7107



An ideal opportunity to acquire this end of terrace family home, located in Glen View, Penryn which is a popular location due to its proximity to the town centre, train station and also walking distance to Falmouth University (Tremough campus).

The property itself offers spacious and well proportioned accommodation with the current vendor making numerous improvements within their ownership including a ground floor bedroom and en-suite for renting out, however it could also be ideal for those with a dependant relative or teenager. It is worth noting that this could be used as part of the main residence if the above is not required. Other improvements include modern kitchen and bathroom suite, UPVC double glazed windows and gas central heating.

The accommodation in brief comprises; entrance porch, entrance hallway, living room, kitchen, letting area/former living room and en-suite to the ground floor and to the first floor there are three bedrooms and a bathroom/wc combined. Outside, there is a generous garden that extend to the front, side and rear.

Penryn's bustling town centre offers a good range of amenities including a convenience store, post office, cafes and takeaways, galleries, a regular bus service which connects to the neighbouring town of Falmouth to Truro. At the top of the town you will find Penryn College and junior school and Falmouth University (Tremough Campus). For the sport minded buyer, Penryn Rugby Club and Football Club are close at hand and the Penryn River along Commercial Road with the boat yard at Islington Wharf is just a few minutes downhill walk.

**As the vendors sole agents, we highly recommend an early appointment to view.**

#### **THE ACCOMMODATION COMPRISES:**

A gate with a front wall with hedging either side leads through the front garden which has been gravelled for ease of maintenance. Steps lead up to:

#### **ENTRANCE HALL 2.13m (7'0") x 0.91m (3'0")**

Double glazed windows to the front and side with sliding door suitable for coats and storage.

Attractive timber front door with Macintosh style glazed panel.

#### **ENTRANCE HALLWAY**

Close tread staircase with timber handrail and feature timber treads leading to the landing and first floor, vertical radiator, fuse box, timber doors leading to the lodger's rental area and another to the living room.

#### **LIVING ROOM 3.66m (12'0") x 2.74m (9'0")**

Feature fireplace housing a wood burner with timber mantle and slate hearth, two vertical radiators, character alcove currently housing a TV unit, UPVC double glazed window with outlook over the front garden and surrounding area, spotlights, sliding door through to kitchen.



#### **KITCHEN 4.11m (13'6") x 2.62m (8'7") maximum measurements.**

A nicely fitted kitchen comprising of a range of base units, consisting of cupboards and drawers with white doors and an unusual wrap around worktop surface with matching wall covering. This worktop incorporate a stainless steel sink with mixer tap and a four-ring electric induction hob, built in stainless steel oven, integrated dishwasher, recess for American style fridge, recess and plumbing for washing machine/dryer, skylight style light box lighting, UPVC double glaze window with outlook over the enclosed rear garden, vertical radiator, door to under stairs storage cupboard, vinyl flooring, double glazed stable style door opening to the rear gardens.





**LETTING AREA/FORMER LIVING ROOM 3.20m (10'6") x 2.90m (9'6")**

Alcove with storage cupboards with shelving within, radiator, picture rail and ceiling light. UPVC double glaze window with outlook over the front and surrounding area. Doorway through to en-suite facilities.



**EN-SUITE**

A three piece suit comprising of a shower cubicle with mixer shower and shower rose over and safety glass door, low-level WC and wash hand basin, extractor fan, ceiling light, UPVC double glazed window to rear.

**FIRST FLOOR**

Close tread staircase with banister rail leads to the landing, timber effect flooring, doors lead to the bathroom and three bedrooms.

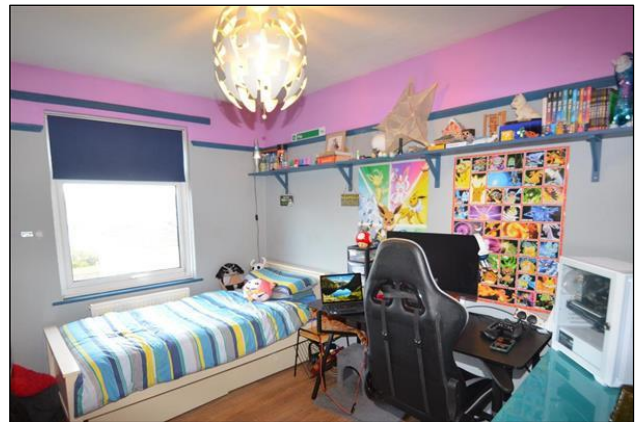
**BEDROOM ONE 4.22m (13'10") x 3.35m (11'0")**

Dual aspect room with two UPVC double glazed windows overlooking the front and rear gardens, built-in wardrobe with mirrored doors with storage shelving within, radiator, picture rail, finished with a timber effect floor.



**BEDROOM TWO 3.28m (10'9") x 2.74m (9'0")**

UPVC double glazed window overlooking the front garden, radiator, ceiling light, picture rail and timber effect flooring.



**BEDROOM THREE 2.62m (8'7") x 2.29m (7'6")**

UPVC double glazed window overlooking the rear garden and open space beyond, ceiling light, picture rail, timber effect floor.



### **BATHROOM 1.70m (5'7") x 1.57m (5'2")**

A nicely fitted bathroom suite, comprising; panelled bath with shower over and concertina glass screen, WC and sink unit, UPVC double glazed window to rear, tiled walls and a tiled floor.



### **OUTSIDE**

#### **GARDENS**

As the property is end of terrace it enjoys a generous garden for that style of property with a garden to the front, side and rear. The front is an enclosed with hedging and low maintenance gravel. The side is used for storage whilst the rear is a mix of Astro turf and a decking area.



**TENURE** Freehold

**SERVICES** Mains electricity, water, drainage and gas.

**COUNCIL TAX** Band A.

#### **MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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