



## Penryn

A detached dormer bungalow  
Investment turnkey opportunity  
Set in the popular Green Lane area of Penryn  
Four bedrooms, one en-suite  
Large kitchen/dining room  
UPVC double glazed doors and windows  
Large front garden, enclosed rear garden  
Off street parking and garage  
Fully let for the academic years 2025/26  
Being sold with no 'onward chain'

**Guide £385,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

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

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

REF: SK7158



Kimberley's are delighted to offer for sale as the vendors sole agents this substantial investment property, which is currently being let as four bedrooms, and set in an elevated and enviable location of Green Lane in Penryn.

The property is conveniently situated within a ten minute walk for several convenience stores, Falmouth University (Tremough Campus), Exeter University (Penryn Campus), Penryn College, sports centre and junior schools. Penryn branch line station connecting Falmouth to the cathedral city of Truro is close by, and a longer stroll will take you down to Penryn town centre.

The bungalow is currently used as an investment property and has been let for several years. Features include, gas central heating by radiators, UPVC double glazed windows and doors, and with spacious well-proportioned rooms.

The accommodation in brief comprises of an entrance hallway, lounge, kitchen/dining room, one bedroom on the ground floor, bathroom and separate WC. Upstairs there are three further bedrooms with eaves storage. Outside there is a concrete driveway providing off road parking, and a garage. To the front there is a lawned garden, and to the rear an enclosed garden bordered with mature trees.

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

**Why not call for your personal viewing today?**

#### **THE ACCOMMODATION COMPRISES**

A pathway with steps leading up to a UPVC double glazed door with glazed light panel to entrance hall:

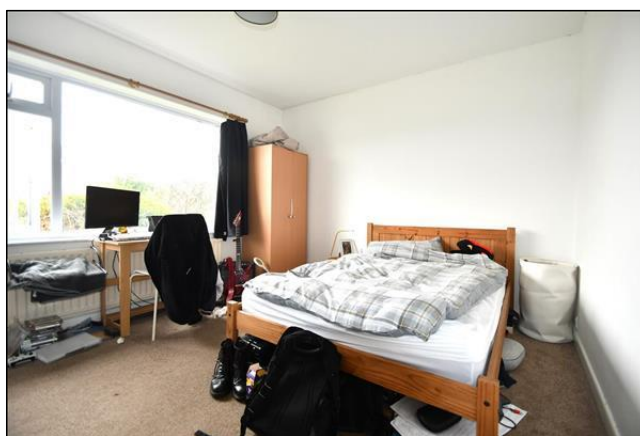
#### **HALLWAY**

With radiator, carpet, pendant ceiling light, and white panelled doors to all rooms. At the end of the corridor there is an enclosed storage cupboard and a thermostat control.



#### **BEDROOM ONE 3.94m (12'11") x 3.30m (10'10")**

UPVC dual aspect double glazed windows overlooking the front garden, carpet, central ceiling light and six panelled wooden door with chrome handles.



#### **LOUNGE 4.83m (15'10") x 3.96m (13'0")**

Spacious dual aspect double glazed windows, overlooking the front and side elevation of the property, radiator, carpet, central pendant light and white wood panelled doors with chrome handles.





**KITCHEN/DINER 5.33m (17'6") x 2.87m (9'5")**

A white wood six panelled door with chrome handles, central ceiling lights, UPVC dual aspect double glazed windows, lino flooring and radiator. Fitted with a range of matching wall units, space for a fridge/freezer, and cooker, stainless steel sink and drainer with hot and cold mixer taps and a door leading out onto the inner hallway with access to the garage.

**W/C 1.50m (4'11") x 0.81m (2'8")**

With ceramic tiled floor, UPVC double glazed frosted privacy window, low level WC, a small hand basin with hot and cold mixer taps, and a six panelled white wooden door with chrome handles,

**BATHROOM 2.51m (8'3") x 1.65m (5'5")**

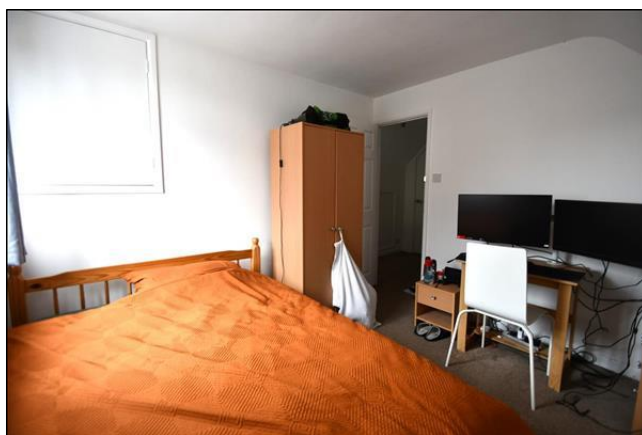
Fitted with a white suite comprising of a panelled bath with shower over, glass shower curtain, wall mounted hand basin unit with chrome mixer tap and opaque UPVC double glazed window, towel rail and a wooden six panelled door.

**LANDING**

Stairs leading to the upper floors with large landing, eaves storage, central ceiling light. One of the storage cupboards houses the hot water tank which doubles up as a useful airing cupboard.

**BEDROOM TWO 2.74m (9'0") x 3.17m (10'5")**

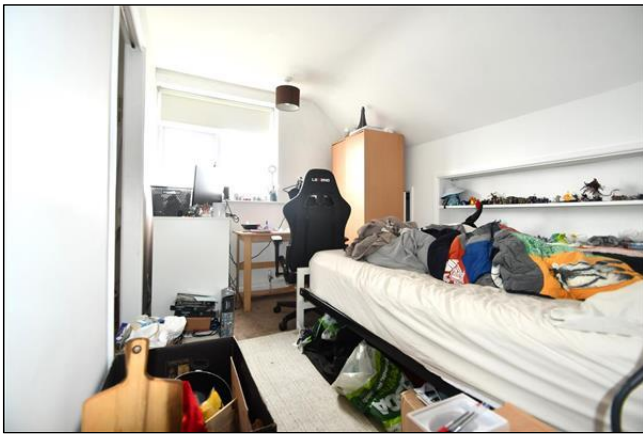
With UPVC double glazed window, pendant light, three eaves storage cupboards, six panelled white wooden door with chrome handles, carpet and radiator.

**BEDROOM THREE 2.79m (9'2") x 2.29m (7'6")**

With a white wooden door with chrome handles, UPVC double glazed windows, useful eaves storage, carpet and radiator.

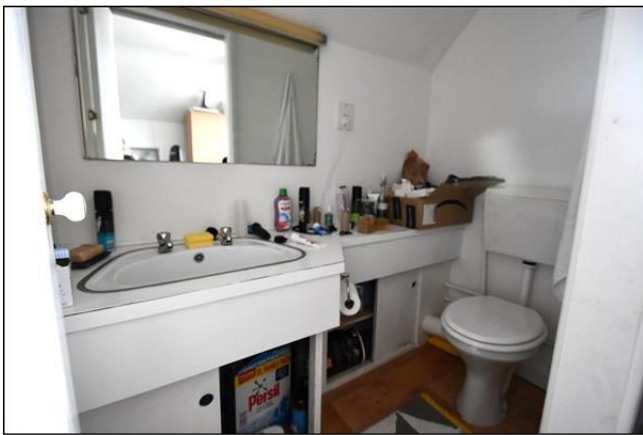
**BEDROOM FOUR 2.67m (8'9") x 3.23m (10'7")**

With ceiling light, wood panelled door with chrome handle, UPVC double glazed window with far reaching views to Mabe Burnthouse, carpet and a small en-suite.



### EN-SUITE 1.07m (3'6") x 1.85m (6'1")

Comprising of a low level WC, a vanity sink with hot and cold mixer tap, laminate flooring, and light.



### OUTSIDE

To the front is a large spacious lawn area, and low maintenance pathways to the side elevation. There is also off street parking facilities and a garage with up an over electric door.



### GARDEN

To the left of the bungalow there is pathway with a gate leading to the enclosed rear garden.



### COUNCIL TAX

BAND D

### SERVICES

Mains electricity, gas and drainage

### AGENTS NOTE

Fully let to students until the end of July 2026, achieving £2,440 per calendar month.

### 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.



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.

