



Penryn

A spacious end of terrace house
Versatile three/four bedroom accommodation
Set on a generous plot
Gas central heating, UPVC double glazing
17' dual aspect living room
Elevated views over the valley and viaduct below
Large lawned garden
Off road parking
Being sold with 'no onward chain'
Viewing highly recommended

Guide £250,000 Freehold

AWAITING EPC

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

01326 311400
www.kimberleys.co.uk

REF: SK7225



Offered for sale with 'no onward chain' is this versatile end of terrace, three/four bedroom, end of terrace property which sits on a generous plot, therefore having a large garden and off road parking facilities.

Although the property would benefit from updating in some areas, the property does have gas fired central heating, majority double glazing and views out over the wooded valley and viaduct

The property has been in the same ownership for over 40 years and boasts flexible accommodation that comprises in brief: an entrance porch, main hallway with closed tread staircase leading to the landing and first floor, 17'10" living room with feature fireplace, fitted kitchen, ground floor office/bedroom. To the first floor there is a landing, family bathroom, separate wc and three generous bedrooms enjoying far reaching views.

Outside, due to its positioning, the property has a larger than average garden which is currently laid to lawn and can be found to the front and rear of the property and has an off road parking space.

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.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

From Saracen Crescent there is a parking bay and a separate path that leads through the front garden where there is a lawn and steps to the front door.

UPVC DOUBLE GLAZED FRONT DOOR WITH LETTERBOX LEADING TO:

ENTRANCE PORCH 1.83m (6'0") x 0.76m (2'6")

An enclosed area with frosted UPVC double glazed window to the front, step to an inner door that in turn leads to the main hallway.

HALLWAY 2.08m (6'10") x 1.83m (6'0")

Textured ceiling with ceiling light, radiator, closed tread staircase leading to the first floor landing, door to the living room and kitchen.

LIVING ROOM 5.44m (17'10") x 3.20m (10'6")

A dual aspect room with UPVC double glazed windows with an outlook over the front garden with views over woodland and the viaduct in the distance. The rear window overlooks the gardens. Feature fireplace with gas real flame fire (not tested), textured ceiling with ceiling light, picture rail, two radiators.



KITCHEN/DINER

The kitchen itself comprises of a range of base units comprising of cupboards and drawers with wood style doors with metal door furniture, quartz effect roll top work surface with splashback and incorporating a stainless steel sink with drainer and mixer tap, recess for cooker, recess and plumbing for washing machine, large UPVC double glazed window with pleasant outlook over the enclosed rear garden, radiator, textured ceiling with ceiling light, fuse box, doors to pantry with shelving, door to storage cupboard with shelf and a modern gas fired boiler providing hot water and central heating facilities, doorway to:



RECEPTION ROOM/BEDROOM/OFFICE 3.00m (9'10") x 2.13m (7'0")

UPVC double glazed door opening onto the rear garden, UPVC single glazed window with outlook over the front garden, radiator, plastered ceiling with ceiling light.



STAIRS AND LANDING

A closed tread staircase leads to the landing, textured ceiling with ceiling light, loft trap with access to the roof space, doors to the bathroom, wc and bedrooms, UPVC double glazed window with views over Penryn, radiator.

BEDROOM ONE 3.73m (12'3") x 3.20m (10'6")

A double bedroom with UPVC double glazed window having fine views over the surrounding area, valley, viaduct and woodland, radiator, built-in wardrobe, ceiling light and picture rail.



BEDROOM TWO 3.20m (10'6") x 2.90m (9'6")

A double bedroom with UPVC double glazed window with fine views over the valley, viaduct, woodland and surrounding area, textured ceiling with ceiling light, radiator, alcove with clothes rail.



BEDROOM THREE 2.51m (8'3") x 2.36m (7'9")

UPVC double glazed window with outlook over Penryn towards St Gluvias Church with water/creek glimpses, radiator, cupboard, picture rails, radiator, centre light.



FAMILY BATHROOM

With panelled bath and electric shower over, pedestal wash hand basin, UPVC frosted double glazed window, ceramic tiled walls, ceiling light.



SEPARATE WC

With low-level flush wc, UPVC double glazed window, ceiling light.

OUTSIDE

OFF ROAD PARKING

There is an off road parking bay to the front of the property.

GARDENS

The property sits on a generous plot and has lawned gardens to the front, side and rear of the property and are of a generous size.

GARDEN SHED In need of repair.

GREENHOUSE

SERVICES Mains electricity, gas water and drainage.

COUNCIL TAX Band A.

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.





Views



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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