





PROPERTY DESCRIPTION

Situated on the very edge of Penryn on the approach towards Enys Gardens is this detached home that provides flexible spacious accommodation. The property consists of a main three bedroom home and an additional two bedroom home.

The property could be the ideal home for any buyer looking to purchase a property that provides space for two generations of family coming together. It could also provide not only a main home but also a second property on your doorstep to provide a form of rental income, be that long let or potentially holiday letting.

The larger of the properties and potentially the main home provides three bedrooms, a lovely dual aspect living room and a large L shaped kitchen dining room, it also provides a main bathroom and a modern fitted ground floor shower room. The smaller of the two properties, this being potentially the annexe for family or a rental property, it is unusually spacious and provides two double bedrooms, the master bedroom providing an en-suite bathroom, a large living room and a dual aspect kitchen dining room as well as a modern fitted ground floor shower room.

The properties also benefit from double glazing and gas central heating. Externally there are walled South facing rear gardens, paved terrace, side garden and parking for four to five cars.

We would be more than happy to meet you at the property and provide you with a personal viewing. Please contact the office to arrange your viewing.

FEATURES

- Detached Home With Annexe
- Small Private Development Of Just Two Homes
- Ideal Home For Two Generations Of Family
- Potential To Live In One Property And Rent The Other
- Three Bedrooms In One Property
- Two Bedrooms In The Smaller Property
- Updated And Improved Recently
- Walled South Facing Gardens





ROOM DESCRIPTIONS

The Property

As you enter the main property you are greeted by a generous entrance porch that leads directly through to a large entrance hallway with a part turn staircase that ascends to the first floor. Directly off the light and airy hallway is a generous cloakroom that in turn provides access to a newly fitted luxury shower room. The main reception space is located to the side and rear of the home, this reception space providing a lovely light and airy dual aspect living room, this room leading through to a very spacious dual aspect kitchen dining room with polished granite working surfaces. This amazing room also provides access out to an enclosed paved terrace that leads to the South facing walled garden.

The smaller of the two properties once more provides very spacious accommodation, would make an ideal annexe or indeed a property to provide a form of additional income from letting. This property has its own private entrance that provides access to the dual aspect living room that overlooks the gardens and provides once more direct access out to the enclosed Paved terrace. The spacious living room leads through to a generous dual aspect kitchen dining room which in turn also provides access to a luxury newly fitted shower room. The first floor provides two spacious double bedrooms with the master bedroom also providing an ensuite bathroom. Externally there are stunning South facing walled gardens to the rear along with parking for four to five cars. It should also be noted that there is a historical doorway that links the two properties, this is currently sealed off. Our vendor client would be more than happy to open this up for a buyer between exchange and completion should it be required.

Directions

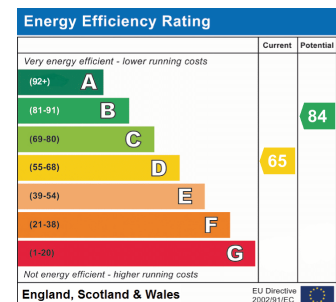
From Commercial Road in Penryn proceed as if you were heading away from Falmouth. As you pass the fuel station on your left take the next right hand turn onto Truro Hill, proceed along Truro Hill and you will pass a turning to your right on Round Ring, continue past here and the property can be found on the right hand side marked by our distinctive for sale board.

Additional Information

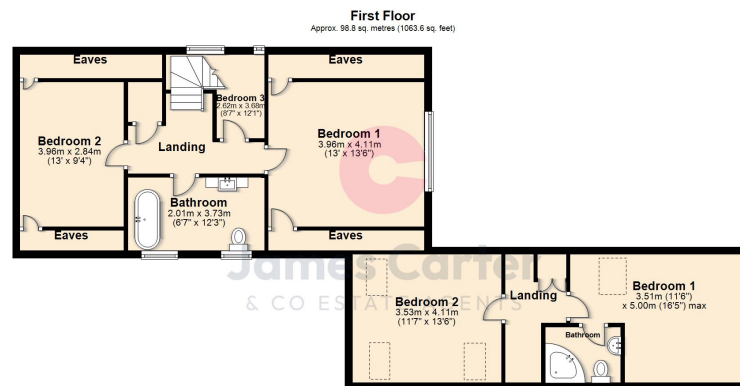
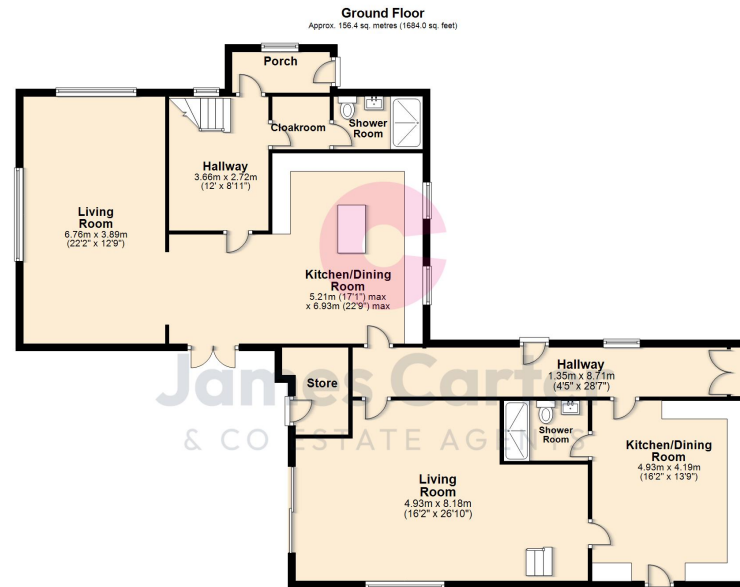
Tenure - Freehold

Services - Mains Electric, Water And Gas. Private Drainage (New in 2022)

Council Tax - Band D Cornwall Council.



FLOORPLAN



Total area: approx. 255.3 sq. metres (2747.6 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 move@jamescarterandco.co.uk

James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.

