



7 Woodview, Penryn, Cornwall TR10
8QA



PROPERTY DESCRIPTION

An opportunity to purchase a flexible and adaptable detached home located within a quite cul de sac in Penryn. The property has been extended by the current owners to provide extra space for a dependent relative. This extra space allows a potential new owner to have a very comfortable and spacious four bedroom home, with one bedroom benefitting from an en suite shower room. The property could also provide a small annex for a dependent relative, alternatively it could provide a work from home space that is away from the main accommodation or potentially a small rental unit.

As you approach the property you pass over a broad full width paved terrace that provides fantastic countryside views towards Flushing and the countryside beyond. The bungalow also enjoys these fantastic views from the main living room and two of the bedrooms. The bungalow benefits from a fitted kitchen breakfast room, separate dining room with doors to the garden, the aforementioned four bedrooms (one being en-suite) and a spacious four piece modern bath and shower room.

The property to the front enjoys the benefit of the broad terrace that enjoys the days sunshine. At the rear there is a block paved patio area that leads out to a lawned area of garden. The property also has the benefit of a basement store and a garage.

The property is being offered for sale with no onward chain at this time. A viewing is very highly advised.

FEATURES

- Detached Three/Four Bedroom Bungalow
- Elevated Position With Views
- Spacious Living Room
- Fitted Kitchen/Breakfast Room
- Potential To Create An Annex
- Double Glazing & Gas Central Heating





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, matching double glazed panel to the side, oak effect flooring throughout, radiator, telephone point, door through to the living room.

Living Room

3.58m x 6.93m (11' 9" x 22' 9") A very spacious main reception room that is situated to the front of the property, this room enjoying fantastic views out over the surrounding countryside towards the viaduct, Penryn river and towards Flushing. Part glazed timber door from the entrance hallway, double glazed window to the front, radiator, coved ceiling with inset spotlights, tv point.

Kitchen Breakfast Room

3.58m x 3.99m (11' 9" x 13' 1") A spacious kitchen breakfast room that is situated to the rear of the property and overlooking the garden area. Part glazed panel door from the entrance hallway. The kitchen is fitted with a range of floor, wall and drawer units with roll edged working surfaces over and part tiled surrounds, fitted eye level double oven, fitted stainless steel gas hob with cooker hood above, inset sink and drainer unit with mixer tap over, plumbing for washing machine, fitted breakfast bar area with seating space under, three built in cupboards to one wall, these providing ample larder space if required, coved ceiling with inset spotlights, radiator, oak effect flooring, two double glazed windows to the rear, door through to the potential annex/ dining area.

Dining Room/ Annex Living Area

2.16m x 2.31m (7' 1" x 7' 7") Panel door from the kitchen, double glazed French doors to the rear that open onto the garden, light grey oak effect flooring, radiator, coved ceiling, tv point, panel door through to bedroom four/ annex bedroom.

Annexe Bedroom/Bedroom Four

2.31m x 3.23m (7' 7" x 10' 7") Panel door from the dining room/ annex living room, double glazed window to the front with far reaching views out over the surrounding area towards Penryn river and towards Flushing, radiator, coved ceiling with inset ceiling spotlights, panel door through to the ensuite shower room.

En Suite Shower Room

The en suite has been tastefully fitted with a modern white suite. The suite consisting of a corner shower enclosure with glazed door and screen, inner low maintenance panel walling and Triton shower over, low level w.c, pedestal wash hand basin with low maintenance panel surround, oak effect flooring, sun tube providing natural light, extractor fan.

Bedroom One

2.97m x 3.56m (9' 9" x 11' 8") A spacious double bedroom that is situated at the front of the property, this room enjoying far reaching views over the surrounding area and countryside. Panel door from the entrance hallway, double glazed window to the front, radiator, coved ceiling, oak effect flooring.

Bedroom Two

2.44m x 3.66m (8' 0" x 12' 0") A second spacious double bedroom, this time being situated to the rear of the property and overlooking the garden. Panel door from the entrance hallway, double glazed window to the rear, radiator, coved ceiling with inset ceiling spotlights.

Bedroom Three

2.54m x 2.54m (8' 4" x 8' 4") A third good sized bedroom that is set to the rear of the property and overlooks the garden. Panel door from the entrance hallway, double glazed window to the rear, radiator, coved ceiling.

Bathroom

The spacious bathroom features an upgraded modern four piece white suite. The suite

comprising a shaped spa bath with central taps and low maintenance panel surrounds, spacious walk in shower enclosure with frameless glass surround, low maintenance inner panel walling, chrome shower over with additional rain shower fitting, fitted vanity unit housing sink unit with concealed cistern w.c set to the side, mirror above, tiled flooring, double glazed window to the rear, extractor fan.

Garage

The garage is positioned to the front lower side of the property. There is a single up and or door to the front, power connected.

Basement Store

The property has the unusual benefit of a good sized basement store area. This store area is located under the bedroom four/ annex bedroom area. It has a concrete floor and a low height door to the front. This area would be a perfect space for storing bikes etc.

Gardens

The property is approached via a broad full width low maintenance bed with shrubs set within. At the side of here there are steps that lead to a paved terrace, this terrace being enclosed by wrought iron handrails and balustrade. This terrace enjoys fantastic far reaching views over the surrounding area to the countryside and across towards Flushing with a glimpse of the Penryn River. The terrace also provides access to the basement store, whilst further access can be gained around the side of the property to the rear garden.

The rear garden features a block paved patio area, this leading out to a level lawned area of garden. There is an additional area of garden, this can be found at the very rear of the property and above the rear wall. This area is not currently used and access via steps would need to be created. Once on this upper area of the garden fantastic views can be obtained of the surrounding area.

Additional Information

Tenure - Freehold.

Services - Mains Gas, Electricity, Water And Drainage.

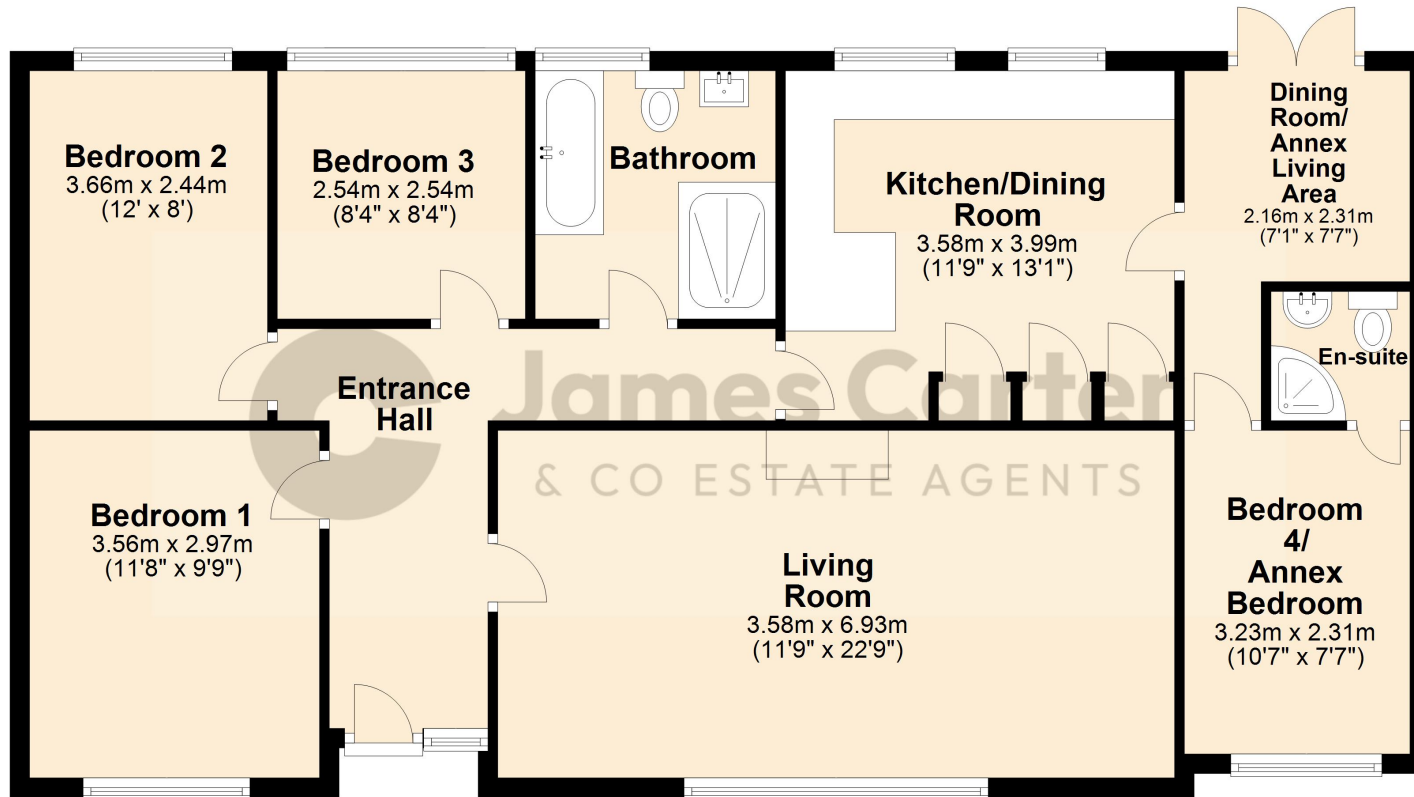
Council Tax Band D Cornwall Council

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

Ground Floor

Approx. 100.5 sq. metres (1081.5 sq. feet)



Total area: approx. 100.5 sq. metres (1081.5 sq. feet)

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