





PROPERTY DESCRIPTION

We are very pleased to offer for sale with 'No Onward Chain' this non-estate semi-detached two-bedroom bungalow. The property is situated within a convenient short walk of both Tremough university campus, Penryn town centre and the nearby Penryn railway station. The bungalow in our opinion would make either an ideal main home or indeed a very conveniently located investment property.

Internally the property provides accommodation that includes an spacious entrance hallway, this hallway leading to the principle rooms within the bungalow. The living room is a lovely light and airy space, it features a broad double-glazed window to the front with far-reaching views to the countryside and a focal point open fireplace. The property also provides a spacious kitchen dining room, two good-sized bedrooms and a modern four-piece bathroom with a separate shower. There is also a sizeable attic space that may offer some further potential subject to the necessary permissions.

The bungalow externally provides low-maintenance gardens and driveway parking. There are further beneficial features such as double glazing and gas central heating.

An unusual opportunity at this time in the market. A viewing is very highly advised.

FEATURES

- No Onward Chain
- Semi-Detached Bungalow
- Stunning Far-Reaching Views
- Two Bedrooms
- Spacious Kitchen Dining Room
- Double Glazing & Gas Central Heating





ROOM DESCRIPTIONS

Entrance Hallway

A spacious L-shaped entrance hallway with open access through to the kitchen dining room. Double glazed door to the side, exposed timber floorboards, access to loft space, two radiators, opening through to the rear porch and door through to the living room.

Living Room

3.48m x 3.89m (11' 5" x 12' 9") A lovely light and airy reception room set to the front of the bungalow and enjoying far reaching views. Broad double glazed window to the front, focal point fireplace with timber mantle, recess to either side, radiator, tv point, coved ceiling.

Kitchen Dining Room

2.87m x 5.08m (9' 5" x 16' 8") A very generous kitchen dining room that overlooks the rear garden.

The Kitchen Area: The kitchen area comprises a range of fitted floor, wall and darder units with tiled working surfaces over and further part tiled surrounds, fitted stainless steel oven with gas hob over and cooker hood over, inset one and half bowl sink and drainer unit, space for washing machine, space for tumble dryer, space for fridge freezer, wall mounted Worcester gas boiler, inset ceiling spotlights, open access through to the dining area.

The Dining Area: A spacious dining area that has open access from the entrance hallway, exposed timber floorboards, radiator.

Bedroom One

3.00m x 3.48m (9' 10" x 11' 5") A generous double bedroom that is set to the front of the bungalow, this room taking in far reaching views to the surrounding countryside. Double glazed window to the front, radiator.

Bedroom Two

2.03m x 3.00m (6' 8" x 9' 10") Double glazed window to the side, radiator.

Bathroom

The bathroom comprises a four piece suite of a corner bath with tiled surrounds and broad inset mirror, vanity wash hand basin with tiled surrounds and inset mirror, separate shower enclosure with shower above and inner tiled walling, low level w.c, double glazed window set to the side, inset ceiling spotlights.

Gardens

At the front of the bungalow there is an area of garden that has been set out for ease of maintenance and is laid to chippings. The rear garden comprises two areas of low maintenance garden, the gardens are enclosed to the side and rear and enjoy a great deal of privacy whilst also enjoying a large part of the days sunshine. The rear garden leads around the side of the bungalow to the driveway and parking area.

Driveway Parking

The property enjoys the benefit of a driveway that provides parking for one car. At the front of the property and also along Penvale Crescent there is unrestricted on street parking. There may also be potential to create further parking within the front area of garden as others along the road have done, this would be subject to the necessary permissions.

Additional Informtion

Tenure - Freehold.

Services - Mains Gas, Electricity, Water And Drainage.

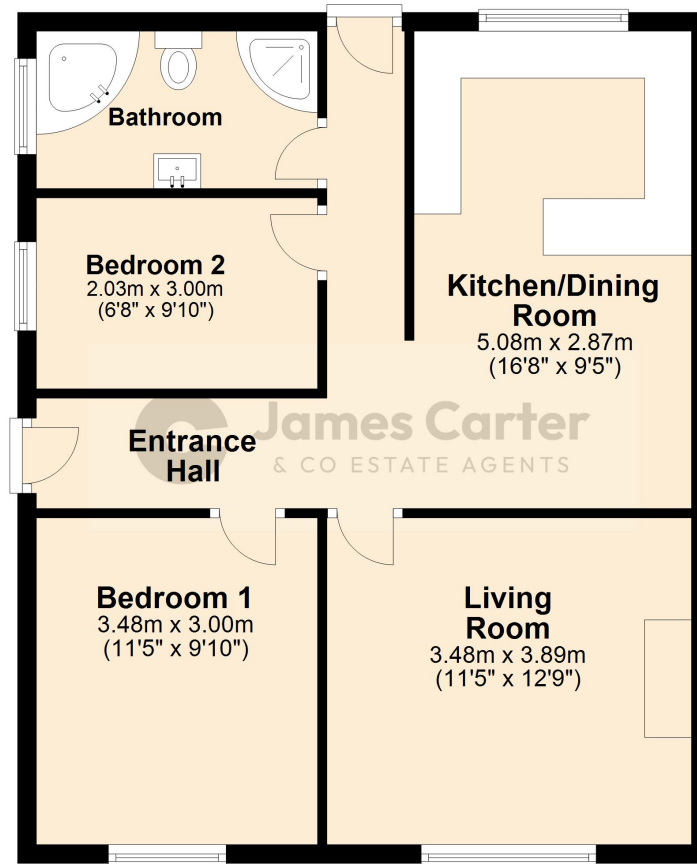
Council Tax -Band B Cornwall Council.



FLOORPLAN

Ground Floor

Approx. 60.5 sq. metres (651.5 sq. feet)



Total area: approx. 60.5 sq. metres (651.5 sq. feet)

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