

FOR SALE

Guide Price £380,000 Freehold



Estate Agents

Lewis Haughton

**29 Penvale Crescent, Penryn,
Cornwall. TR10 8QZ**

ABOUT THE PROPERTY

A 1960's Detached steel framed 4 bedroom bungalow with a glorious mature rear garden and profound views towards The Roseland. Located in a very desirable location close to Penryn School, the University and the railway station. This property would make a wonderful family home, or an investment opportunity, requiring a little modernisation but offering very spacious accommodation.

29 Penvale Crescent is a 1960's detached bungalow located on a good residential street close to Green Lane, the local School and the railway station. Both Penryn and the Asda superstore are within 1-mile distance, as is the campus of The University of Cornwall making this an attractive proposition for student accommodation investors.

Penryn is one of the oldest towns in Cornwall, having received its first charter in 1265; a town full of surprises and surrounded by lovely countryside. The town enjoys good transport links with Falmouth via a regular bus service and train station nearby, which links to the city of Truro and mainline Paddington service. Falmouth Town with its maritime heritage is within a couple of miles and provides an eclectic and more comprehensive range of shopping, schooling, business and leisure facilities.

Buyers will see appreciate the benefit of no onward chain regarding this property.

FEATURES

- A truly lovely, mature garden to the rear
- Two Reception Rooms
- Worcester gas fired combi boiler and double glazing
- Four Bedrooms
- Garage with electric roller door and driveway parking.
- Convenient location
- No onward chain



ROOM DESCRIPTIONS

FRONT APPROACH

Entrance Porch

Front Door: An Aluminium double-glazed front door. Coved and artexed ceiling with light. Cupboard housing the electric consumer unit. Wood glazed inner door to

Hall

The hall has a loft hatch, a coved and artexed ceiling with light and a radiator. Door to

Lounge

15' 4" x 13' 1" (4.67m x 3.99m) A spacious room with aluminium double-glazed window to the front aspect. Ceiling light on dimmer switch. Coved and artexed ceiling. Fitted gas fire. Radiator.

Bedroom One

12' 7" x 10' 8" (3.84m x 3.25m) This room has double glazing to the front, radiator, coved and artexed ceiling with light. Telephone point.

Bedroom Two

11' 11" x 8' 3" (3.63m x 2.51m) (plus door recess) Aluminium double-glazed window overlooking the rear garden and trees. Coved and artexed ceiling, radiator.

Bedroom Three

8' 6" x 7' 11" (2.59m x 2.41m) (plus door recess) Double glazed window to rear. Coved and artexed ceiling with light, radiator.

Hallway

Two storage cupboards with slatted shelving.

Dining Room

11' 5" x 7' 6" (3.48m x 2.29m) This room has aluminium double glazing to the rear. Storage cupboard coved and artexed ceiling with light. Radiator, telephone point and wall mounted electric bar heater. Doors to Bed 4 and Kitchen

Bathroom

With a panelled bath with Mira shower over, tiled splash back and shower rail and curtain. Pedestal wash basin, WC. Coved and artexed ceiling and light. Obscure double-glazed window, two glass shelves.

Bedroom Four

8' 10" x 7' 10" (2.69m x 2.39m) Aluminium double glazing to side aspect. Coved and artexed ceiling, ceiling light, radiator.

Kitchen

12' 4" x 8' 5" (3.76m x 2.57m) narrowing to 5' 6". The kitchen has an L-shaped worktop with base cupboards and drawers, a double stainless-steel sink and drainer with mixer tap. Further worktop and cupboard. Inset Tricity electric hob with Hygena hood over. Built in Bosch double oven with cupboards; under and over. Part tiled splash back. Double glazed window with glorious views towards The Roseland and St. Austell. Glazed door to.

Rear Lobby

Double glazed window and door to rear garden. Plumbing for washing machine.

OUTSIDE

Garage

The property has a garage (slightly foreshortened) with electric roller door, and driveway parking in front.



ROOM DESCRIPTIONS

Front Garden

There is a mature front garden with lawns and shrub hedging. Steps lead down to the property. A side path provides access to:

Rear Garden

A mature and spacious garden abundant with shrubs and fruit trees. There are various areas that are demarcated for secluded sitting out and there is a greenhouse. The current owners purchased an additional area of garden beyond the original garden which would suit those who enjoy their plants and can invest some time to restore it to its former glory.

There is a store beneath the property which houses the Worcester gas combi boiler.

Services

The following services are available at the property however we have not verified connection, mains electricity, mains water, mains drainage, mains gas, telephone connected subject to tariffs and regulations.

Parking

1 Off street parking space

Agent's Notes

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Lewis Haughton. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

Viewing

Strictly through the vendors' sole agents, Lewis Haughton, telephone 01872 264120 or email info@lewishaughton.com.

What3Words

member.croaking.lost

Council Tax

Band C

EPC Rating

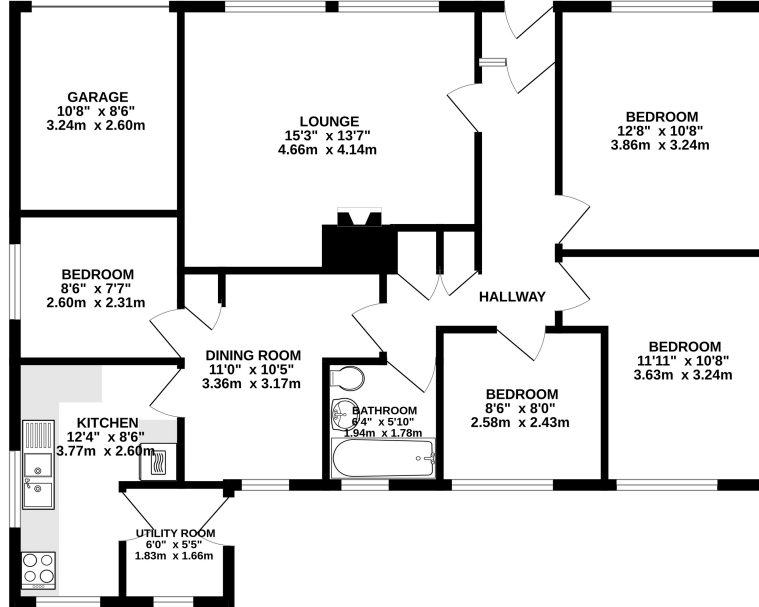
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FLOORPLAN

GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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