



16 Vinery Meadow, Penryn, Cornwall
TR10 8FJ



PROPERTY DESCRIPTION

Vinery Meadow is found on the Mylor side of Penryn. The location of this small development is both central and convenient yet lies in a lovely tucked away position. The property is within easy walking distance of Penryn town centre whilst the cafe's and restaurants on Commercial road are also within an easy walk away. The nearby branch line train from Penryn is within walking distance and runs regularly to Falmouth and Truro where it links with the mainline to London Paddington. The property is also conveniently located and within walking distance of both primary and senior schools whilst the nearby university campus at Tremough is also within walking distance.

A superbly presented end of terrace three bedroom house that provides a real feeling of space throughout. The property enjoys the benefit of a full depth triple aspect living space that opens to the garden to the rear whilst also having a fully fitted kitchen to the front. The ground floor also features an entrance hallway with a modern cloakroom/w.c off.

The first floor continues the light and airy feel and provides three larger than average bedrooms, two of these bedrooms being particularly spacious dual aspect double bedrooms. There is also a modern fitted bathroom on this floor.

The property also benefits from double glazing and gas central heating with zoned underfloor heating throughout the ground floor and radiators throughout the first floor. There is also the benefit of solar panels to the front roof of the property.

Externally there is an enclosed rear courtyard area of garden that enjoys the sun during the later part of the day and parking for two cars.

A very exciting opportunity and a viewing is very highly advised.

FEATURES

- No Onward Chain
- Three Bedroom Modern Home
- Open Plan Living Room/Diner
- Ideal Main Home Or investment Property
- Modern Fitted Kitchen
- Integrated Appliances





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, oak effect flooring, cloak hooks, part glazed door to open plan living space, panel door through to the ground floor cloakroom.

Cloakroom/W.C

Panel door from the entrance hallway. The cloakroom is fitted with a modern white suite comprising a vanity wash hand basin, low level w.c, oak effect flooring, double glazed window to the front.

Open Plan Living/Dining/Kitchen

4.88m x 8.36m (16' 0" x 27' 5") A stunning full depth triple aspect living space that has windows to the front, side and rear, these windows filling the space with natural light.

Living/Dining Area

The living area is set to the rear of the property and has direct access via French doors out to the rear garden area, Further double glazed window set to the side, oak effect flooring with under floor heating, radiator, space for dining table, access to deep under stairs storage cupboard, part turn stairs ascending to the first floor landing.

Kitchen

A spacious modern kitchen that has been fitted with a comprehensive range of modern units with wood block effect working surfaces over and part tiled surrounds, fitted stainless steel oven with hob over and stainless steel cooker hood above, integrated fridge freezer, integrated dishwasher, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, space for washing machine, oak effect flooring with under floor heating, double glazed windows to both the front and side, wall mounted gas boiler.

Landing

Stairs that ascend from the living area, timber handrail and balustrade, access to loft space, radiator, panel doors that lead off to the bedrooms and bathroom.

Bedroom One

2.74m x 4.39m (9' 0" x 14' 5") a very spacious dual aspect double bedroom that is set to the rear of the property, this room enjoying the morning and evening sunshine, double glazed French doors that open to the Juliette balcony, further double glazed window to the side, oak effect flooring, radiator.

Bedroom Two

2.74m x 3.99m (9' 0" x 13' 1") A second spacious dual aspect double bedroom that enjoys morning and afternoon sunshine, double glazed windows to the front and side, oak effect flooring, radiator.

Bedroom Three

1.98m x 3.10m (6' 6" x 10' 2") A spacious and larger than average third bedroom that is set to the rear of the property, double glazed window to the rear, oak effect flooring, radiator.

Bathroom

The bathroom has been fitted with a modern white suite that comprises a panel bath with tiled surrounds, chrome mixer shower over, glazed shower screen to the side, vanity wash hand basin with cupboard under, low level w.c with concealed cistern, slate tiled flooring, double glazed window to the front, heated chrome towel rail, extractor fan, inset ceiling spotlights.

Garden

The property has the benefit of a courtyard style garden that can be accessed directly from the rear of the living space via the French doors. The garden enjoys the later afternoon and evening sunshine, it is walled to the rear and has access out on to the side walkway leading to the parking areas.

Parking

The property benefits from two parking space set to the rear of the property, one of these spaces is located directly to the rear of the property.. There are also multiple visitors spaces located within the parking areas for visiting guests to use.

Additional Information

Tenure - Freehold.

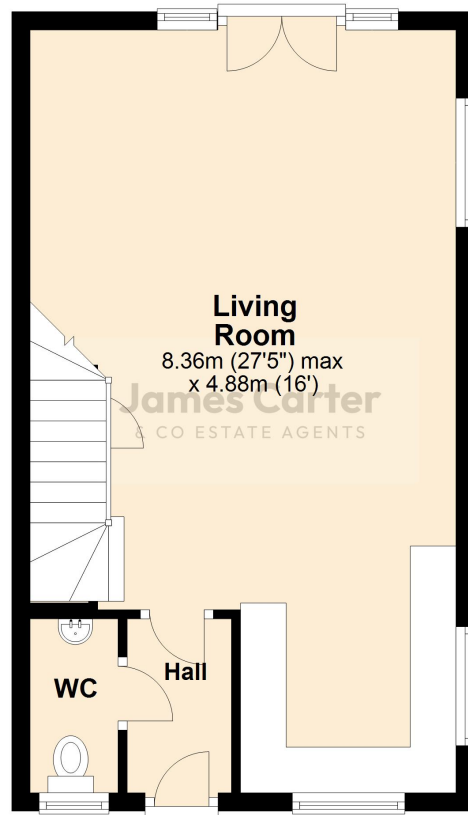
Services - Mains Gas, Electricity, Water And Drainage.

Council Tax - Band B Cornwall Council.

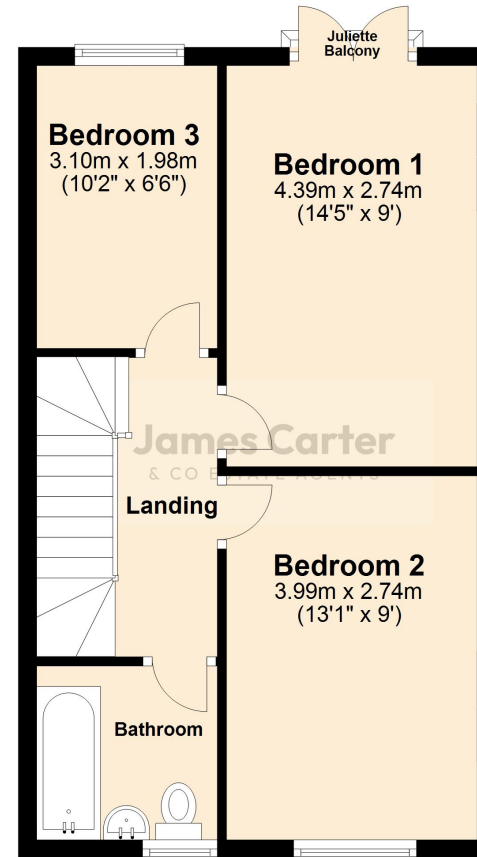
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	82	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

Ground Floor
Approx. 40.3 sq. metres (434.1 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 81.2 sq. metres (874.5 sq. feet)

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