

FOR SALE

Offers In Excess Of - £335,000 Freehold



Estate Agents

Lewis Haughton

**1 Green Lane, Penryn, Cornwall.
TR10 8QG**

ABOUT THE PROPERTY

A terrific 1960's detached bungalow presented to an excellent decorative standard throughout set in generous corner plot gardens with scope to extend the current accommodation if required, subject to the necessary planning permissions. Being elevated the property enjoys fantastic far reaching views across Penryn out to the river and on to Falmouth Harbour taking in the surrounding countryside and coastline.

The property has had a recent scheme of refurbishment and redecoration throughout giving it a light contemporary feel throughout the two double bedroomed accommodation. There is a family bathroom, separate cloakroom, a good size dual aspect living room enjoying the views out to the river and harbour and a sizeable kitchen/dining room. To the rear is an integral garage and utility area. The gardens are a particular feature with the majority in tiered lawns lying to the front of the bungalow enjoying the fabulous views and around the side, interspersed with a range of planted beds containing a wide range of flowering shrubs, plants and trees. To the rear is a random slate courtyard and to the side is a private driveway providing off-road parking giving access into the garage.

LOCATION

The bungalow lies at the very beginning of Green Lane which is a very convenient location at the top of town with Penryn train station very close by. Penryn is an historic and ancient market town with an active community providing a variety of specialist shops, restaurants, galleries, public houses and sports clubs. The town is enjoying something of a renaissance witnessed in the regeneration and development of Penryn's inner harbour area providing riverside accommodation and extensive and exciting dining options. There are day-to-day facilities offered within the Penryn town centre with many local events and the ever expanding University Campus of Tremough being close by. The branch lines in Penryn provide access into the colourful harbourside town of Falmouth and also on to the Cathedral City of Truro where it links with the national rail network.

FEATURES

- Well presented, detached 1960's bungalow set on a generous elevated plot
- Far-reaching, elevated views across Penryn out to the river and over to Falmouth Harbour
- Two double bedrooms. Bathroom. Separate cloakroom
- Dual aspect living room and sizeable kitchen/dining room
- Utility space. Gas central heating and double glazing. Garage and private driveway
- Well-stocked tiered lawned corner plot gardens
- Scope to develop a four bedroom family home subject to necessary planning permission
- COUNCIL TAX BAND - C
- EPC - E



ROOM DESCRIPTIONS

FRONT APPROACH

A gate opens from Green Lane to a pathway and a few steps leading up to the front entrance. uPVC front door to:

S-SHAPED ENTRANCE HALL

9' 4" x 5' 4" (2.84m x 1.63m) plus 4' 0" x 2' 6" (1.22m x 0.76m) plus 10' 2" x 2' 9" (3.10m x 0.84m) A bright entrance to the property with wood effect flooring. Radiator. Recess with cloakhooks and further radiator. Access to loft spaces with loft ladder. Ceiling mounted smoke alarm. Large double glazed window to the front elevation overlooking the gardens across Penryn and out to the river and surrounding coastline.

LIVING ROOM

15' 0" x 11' 4" (4.57m x 3.45m) Bright dual aspect room with double glazed window to both front and side elevations enjoying the lovely views out to the river and harbour. Two radiators, telephone point, wood effect flooring.

KITCHEN/DINING ROOM

14' 9" x 8' 9" (4.50m x 2.67m) Another bright dual aspect room fitted with a range of painted wooden fronted wall mounted cupboards and matching base cupboards and drawers with two areas of wood effect work surface over. Inset stainless steel sink unit with mixer tap. Inset four ring gas hob. Built-in fridge. Built-in double oven with grill to the top with fan assisted oven beneath. Wall mounted electric fuse boxes, radiator, space for dishwasher. The dining area has plenty of space for a good sized table and chairs and has double glazed windows to both the side and front enjoying the lovely elevated views.

UTILITY AREA

With space to house a washing machine and tumble dryer with storage cupboard to the side and further opening through to the garage.

BEDROOM ONE

10' 9" x 9' 0" (3.28m x 2.74m) Double glazed window to the side elevation. Radiator. Wood effect flooring.

BEDROOM TWO

9' 8" x 9' 9" (2.95m x 2.97m) Double glazed window to the rear. Radiator. Along the length of one wall is a triple wardrobe with mirrored fronted sliding doors giving access to a range of hanging shelving and drawer storage. Wood effect flooring.

BATHROOM

5' 5" x 2' 7" (1.65m x 0.79m) Fitted with a two-piece suite in white comprising the original enamelled bathtub with Triton shower over and pedestal wash hand basin with tiled surround. Radiator. Wall mounted shaver socket. Wall mounted mirrored bathroom cabinet. Double glazed obscured window to the rear and wood effect flooring.

SEPARATE CLOAKROOM

Fitted with a low-level WC, obscured window to the rear and wood effect flooring.



ROOM DESCRIPTIONS

EXTERIOR

The gardens are a particular feature comprising a series of tiered lawns lying in front of the bungalow wrapping around the side which are all interspersed with a range of plants and planted beds containing a fine array of flowering shrubs, plants and trees including rhododendron, Azalea and Camellia just to name a few! There are plenty of seating areas and an established garden pond and a pathway runs around the side of the property to a further area of lawn and the private driveway which provides off-road parking for a couple of vehicles. There is also access from here into the:

GARAGE

15' 4" x 9' 6" (4.67m x 2.90m) Original solid wood entrance doors. Window to the side. Wall mounted electric meter. Utility area at the rear.

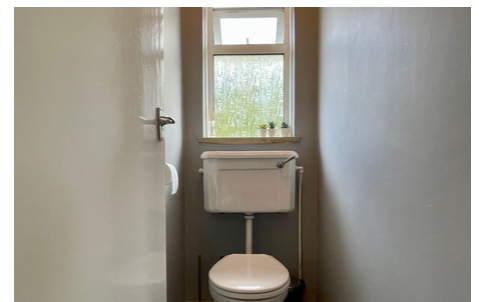
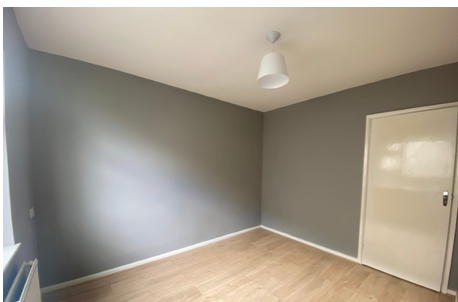
REAR COURTYARD

To the rear of the bungalow is an enclosed sheltered courtyard with random slate floor which enjoys a degree of the afternoon sunshine. There is a good-sized timber garden shed and attached to the rear of garage is a boiler cupboard which houses the gas boiler serving the hot water and radiators.

AGENTS NOTE

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains water, mains drainage.

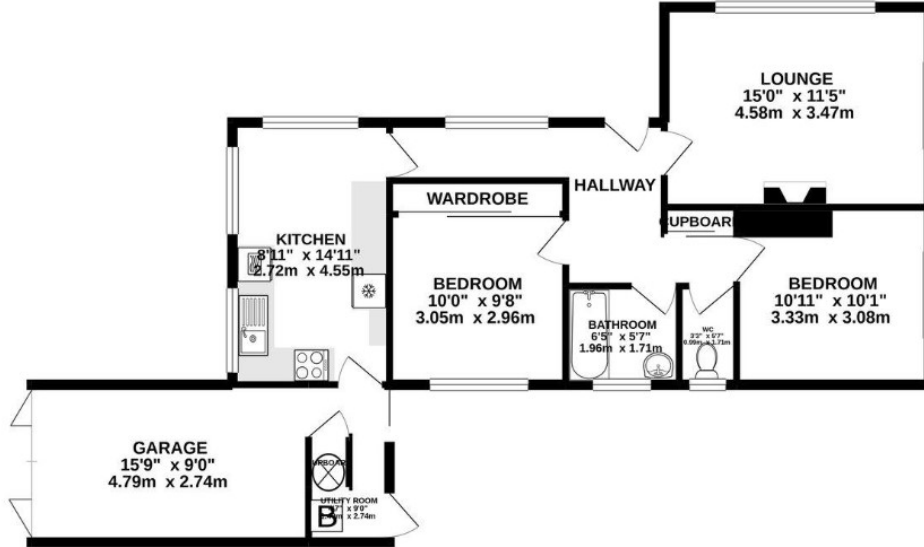
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FLOORPLAN

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.
While 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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