



**6 Packsaddle Close, Penryn, Cornwall  
TR10 8RR**



## PROPERTY DESCRIPTION

An opportunity to purchase a modern three bedroom family home situated in a peaceful tucked away location within Penryn. The property is located within a small cul de sac within the Packsaddle area of Penryn. At the rear the property backs on to a small stream and then open countryside, this providing a lovely aspect from both ground and first floors.

Internally on the ground floor the property provides a spacious entrance hallway, a full depth dual aspect full living/dining room and a modern fitted kitchen. The first floor continues with the spacious feel and provides three bedrooms, two of these being generous double bedrooms and a modern fitted bathroom. Externally there are front and rear gardens, the rear backing on to the open countryside.

The property also benefits from double glazing and gas central heating.

The property is also conveniently located for Penryn town centre, Tremough university campus as well as providing easy access out on to the A39. The property would make either an ideal spacious main home or potentially a buy to let property due to its location.

A viewing is very highly advised.

## FEATURES

- Spacious Three Bedroom Home
- Lovely Rural outlook To The Rear
- Dual Aspect Living/Dining Room
- Double Glazing
- Gas Central Heating
- Parking





## ROOM DESCRIPTIONS

### Entrance Hallway

A spacious entrance hallway. Double glazed door to the front with double glazed panel set to the side, radiator, stairs ascending to the first floor landing, panel doors leading off to the kitchen and living room.

### Living Room/Dining Room

Living Area: 3.48m x 3.96m (11' 5" x 13' 0") Dining Area: 2.54m x 3.10m (8' 4" x 10' 2") A lovely light and airy full depth dual aspect living space that enjoys views to the rear over the garden to the countryside beyond. Double glazed window to the front, double glazed patio doors to the rear that open to the rear garden, focal point fireplace with hearth under (feature only), two radiators, tv point.

### Kitchen

2.79m x 3.38m (9' 2" x 11' 1") The kitchen has been fitted with a range of modern white fronted floor, wall and drawer units with roll edged working surfaces over and part tiled surrounds, breakfast bar area, inset stainless steel sink and drainer unit, space for cooker, space for fridge freezer and washing machine, panel door to storage cupboard, serving hatch through to the dining area, wall mounted Worcester gas boiler, double glazed door opening to the rear garden, double glazed window to the rear overlooking the garden.

### Landing

Stairs that ascend from the entrance hallway, access to loft space, door to airing cupboard, panel doors leading off to the bedrooms and bathroom.

### Bedroom One

3.00m x 3.38m (9' 10" x 11' 1") A very spacious double bedroom that is set to the rear of the property and enjoys views out over the countryside. Double glazed window to the rear, radiator, coved ceiling.

### Bedroom Two

3.35m x 3.83m (11' 0" x 12' 7") A second spacious double bedroom, this time being set to the front of the property. Double glazed window to the front, radiator, coved ceiling.

### Bedroom Three

1.96m x 2.72m (6' 5" x 8' 11") Double glazed window set to the front, radiator, coved ceiling.

### Bathroom

The bathroom is fitted with a modern white suite that comprises a panel bath with tiled surrounds and Triton shower over, pedestal wash hand basin with tiled surrounds, low level w.c, radiator, heated towel rail, extractor fan, double glazed window to the rear.

### Gardens

You approach the property via some steps that lead down through the front garden, this front area of garden being terraced and comprises a lawned area of garden, this front garden is enclosed by timber fencing to one side and low level walling to the other.

The rear garden enjoys a lovely outlook to the open countryside beyond, the garden also backs on to a small stream that can be heard from within the garden. the rear garden is once more mainly laid to lawn with an upper terrace area that is accessed from the dining area.

### Parking

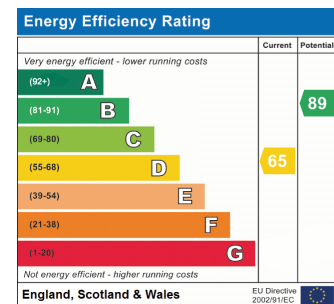
The property benefits from parking within an allocated space to the front of the terrace.

### Additional Information

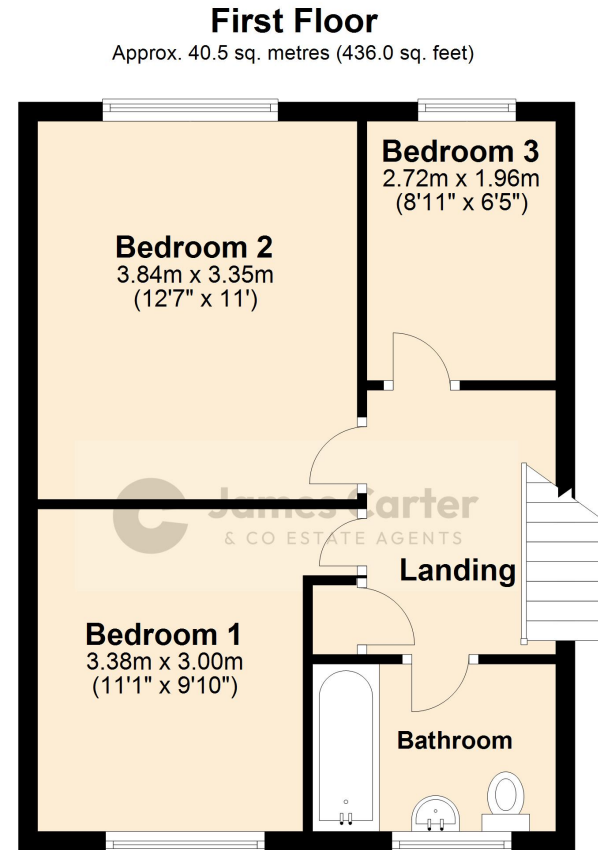
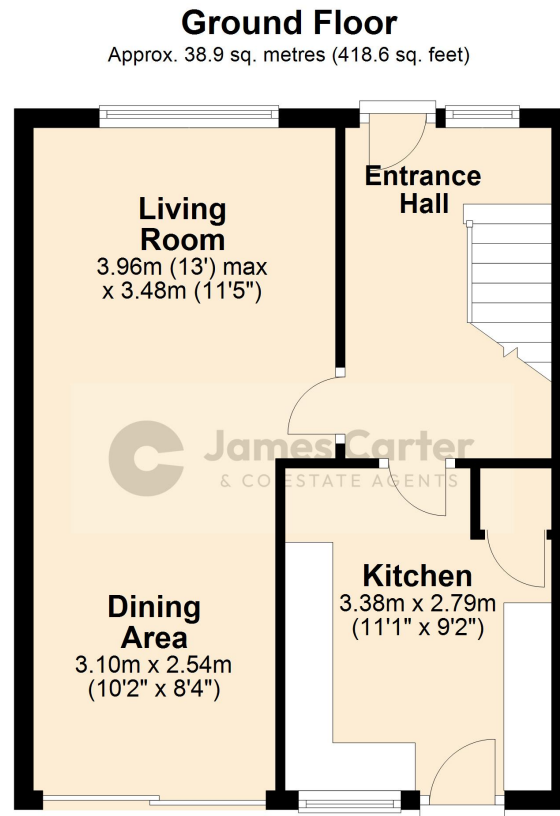
Tenure - Freehold.

Services - Mains Gas, Electricity, Water And Drainage.

Council Tax - Band B - Cornwall Council.



# FLOORPLAN



Total area: approx. 79.4 sq. metres (854.6 sq. feet)

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