



Penryn

An attractive, stone-fronted end of terrace house
Favoured residential location
Being sold with 'no onward chain'
Lounge with fireplace, large conservatory
Hall, cloakroom/wc
Fitted kitchen/dining room
Three bedrooms, two bathrooms
Generous garden with patio
Parking for three vehicles alongside
UPVC double glazed windows and doors throughout



Guide £335,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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REF: SK7152



This attractive, three bedroom, end of terrace family home is set in an enviable and elevated location in this popular Poltair Meadow development at Penryn, enjoying far reaching views towards the Penryn River and surrounding countryside and within easy reach of local amenities, schools, Falmouth University (Tremough Campus) and the nearby branch line railway station.

This popular 'Claydon' design was built by Messrs Wainhomes in 2006 to NHBC standards of the day and is being sold with the benefit of 'no onward chain' allowing a motivated buyer the chance to conduct a swift purchase and completion.

Current features include gas fired central heating by radiators, UPVC double glazed windows, doors and a large conservatory, a focal point fireplace with a gas fire in the lounge, panelled internal doors, a combination of hard wearing wood finish flooring and fitted carpets.

The accommodation on the ground floor includes a reception hall, cloakroom/wc, a long lounge which opens into a large L-shaped double glazed conservatory overlooking the rear garden and a kitchen/dining room with beech doors and appliances included. A staircase leads from the reception hall to the first floor landing where you will find a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom/wc combined. Outside, at the front, there are easily manageable gardens, partially gated parking for three vehicles alongside and a gateway leads into a generous landscaped rear garden which enjoys plenty of afternoon sunshine through to sunset.

As our client's sole agents, we highly recommend an immediate viewing to secure this property.

Why not call and arrange a personal viewing today?

THE ACCOMMODATION COMPRISES:

Paved steps from the driveway lead along a pathway to a neat open plan front garden. Composite front door with two sealed unit double glazed panels and a canopied porch overhead lead into:

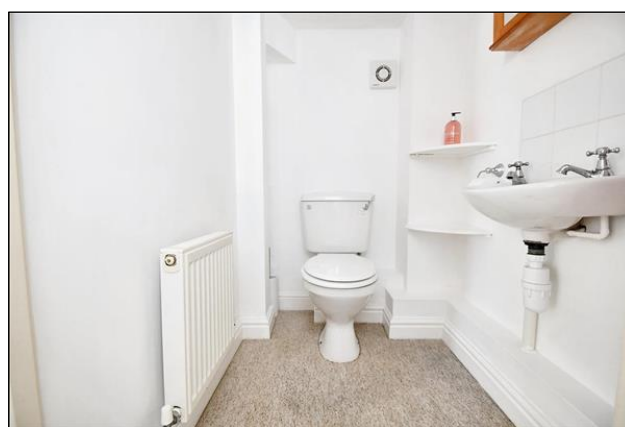
RECEPTION HALL

With fitted carpet, staircase to first floor, double and single louvre doored cloaks cupboard to the right hand side.



CLOAKROOM/WC

With a white suite comprising; low flush wc, wall mounted hand wash basin with hot and cold taps, mirrored bathroom cabinet, extractor fan, coat hooks, radiator, fitted carpet, panelled internal door.

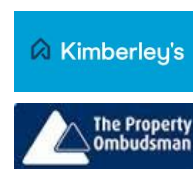


LOUNGE 4.88m (16'0") x 2.90m (9'6")

A bright and welcoming main reception room which has multi-paned double glazed windows enjoying a pleasant outlook to the front aspect and double glazed patio doors looking through the conservatory to the gardens beyond, fitted carpet, two radiators, TV aerial point, focal point stained wood fireplace with marble backing and hearth and inset gas coal effect fire, TV aerial point, coved cornicing, central ceiling light.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



CONSERVATORY 6.48m (21'3") x 2.92m (9'7") plus 3.15m (10'4") x 1.24m (4'1")

A fabulous addition to the home which brings the garden into the house and offers an amazing area to relax and entertain your family and friends whilst overlooking the landscaped gardens and having double glazed windows and doors and a triple aspect, pitched roofing, fitted carpet.



KITCHEN/DINING ROOM 4.90m (16'1") x 2.39m (7'10") measured into recess.

Equipped with a range of matching wall and base units with beech doors, brushed steel handles, granite effect wrap around work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome mixer tap, stainless steel gas hob, cooker hood over and brand new single fan assisted oven under, space and plumbing for dishwasher, space for under counter refrigerator, wall mounted gas central heating boiler, dual aspect with double glazed windows enjoying a pleasant outlook to the front aspect and double glazed window overlooking the rear garden, TV aerial point, hard wearing wood finish flooring, two ceiling lights, panelled internal door.



TURNING STAIRCASE FROM RECEPTION HALL TO:

FIRST FLOOR LANDING

Radiator, access to insulated loft space, fitted carpet, airing cupboard with lagged copper cylinder, immersion and slatted shelving.

BEDROOM ONE 3.84m (12'7") x 2.97m (9'9")

A bright main bedroom with double glazed window enjoying a pleasant outlook to the front aspect, central ceiling light, fitted carpet, panelled internal door, TV aerial point, telephone point, panelled internal door to:



EN-SUITE SHOWER ROOM

With a white suite comprising; walk-in fully tiled shower cubicle, Mira mixer shower and screening, pedestal wash basin, easy-on hot and cold taps and tiled splash back over, fitted mirror, frosted double glazed window with roller blind, low flush wc, radiator, extractor fan, vinyl flooring.

BEDROOM TWO 2.49m (8'2") x 2.46m (8'1")

Having a double glazed window with partial river and country views to the front aspect, radiator, panelled internal door, fitted carpet.



BEDROOM THREE 2.44m (8'0") x 2.31m (7'7")

Again, with double glazed window this time enjoying a pleasant outlook over the rear gardens, radiator, telephone point, fitted carpet, panelled internal door.

BATHROOM 1.98m (6'6") x 1.68m (5'6")

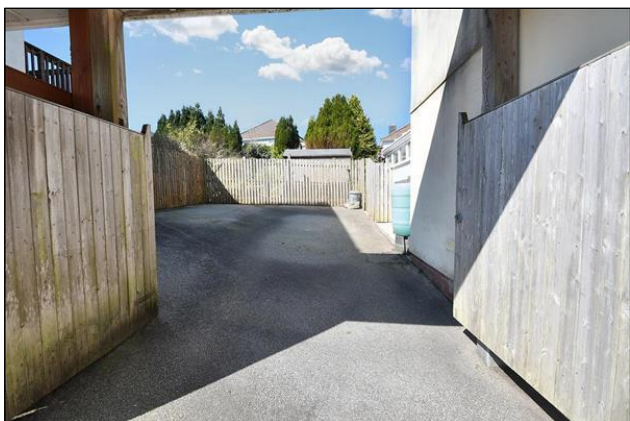
With a white suite comprising; handled and panelled bath, chrome mixer tap, telephone hand shower and fully tiled surround, pedestal hand wash basin with chrome hot and cold taps and tiled splash back, low flush wc, radiator, shaver point, fitted mirror and glass accessory shelf, frosted double glazed window and roller blind, vinyl flooring, panelled internal door.



OUTSIDE

PARKING

Alongside the house you will see a gently sloping tarmac driveway which is partially gated and this has room for three family vehicles in tandem.



GARDENS

To the front of the house is a simple, easy to maintain area of paved pathway and two, grey slate chipping areas.

To the rear of the property, via the garden gate, is a level paved pathway accessed from the drive to the generous, enclosed garden which enjoys plenty of sunshine. From the patio, a single step leads to the area of lawn and beyond here is a raised, Mediterranean style garden containing mature shrubs and trees. The sturdy timber shed is also included in the sale.



COUNCIL TAX Band C.

SERVICES Mains drainage, water, electricity and gas.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

SERVICE CHARGES

The estate service charges for the management of the development relating to 14 Poltair Meadow are managed by 'FirstPort' and is currently £267.95, paid on the 24th November 2024.



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