



## Penryn

A semi-detached bungalow with views over to the sea  
In need of some cosmetic modernisation and refreshment  
Spacious living/dining room  
Kitchen and utility room  
Two bedrooms, family bathroom  
UPVC double glazed windows and doors  
Set in a peaceful, favoured cul-de-sac location  
Garage with long driveway and parking  
Being sold with the benefit of 'no onward chain'  
Viewing highly recommended

Guide £295,000 Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

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REF: SK7359



Kimberley's are delighted to bring to the market this lovely two-bedroom, semi-detached bungalow which is set in an elevated and popular location in Penryn, enjoying delightful views across to Penryn River.

The bungalow needs some cosmetic refreshment and updating but it has a vast amount of potential for new owners to create a home that reflects their own taste and requirements.

The accommodation in sequence includes an entrance hallway, a good size lounge/dining room, two double bedrooms, a family bathroom, and a kitchen/utility area. Outside the property there is ample driveway parking with a single garage, enclosed front and rear gardens.

The property is within walking distance to the Penryn branch line which connects Penryn to Falmouth and the cathedral city of Truro, the university campus at Tremough, Penryn sports college and junior school and a longer stroll down into Penryn's town centre.

#### *THE ACCOMMODATION COMPRISES*

A long pathway with grassed area and privacy bushes leading to a UPVC double glazed door into:

#### *ENTRANCE PORCH 1.45m (4'9") x 1.52m (5'0")*

With hard parquet flooring, wood doors with gold handles leads to:

#### *LOUNGE 4.93m (16'2") x 2.79m (9'2")*

A spacious, bright room overlooking the front enclosed garden, central fitted pendant light, electric radiator, a large UPVC double glazed window and a feature fireplace with gas fire, carpet and a wood door with chrome handles leading to:



#### *INNER HALLWAY*

Access to an attic space which is mostly boarded, central pendant light and carpet.

#### *BEDROOM ONE 3.23m (10'7") x 3.63m (11'11")*

UPVC double glazed window overlooking the rear enclosed garden, central pendant light, carpet and an electric wall heater.



#### *BEDROOM TWO 2.82m (9'3") x 2.77m (9'1")*

UPVC double glazed window overlooking the enclosed rear garden, central pendant light, carpet and an electric wall heater, has the benefit of far-reaching views over Penryn River.



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.



**BATHROOM 1.65m (5'5") x 1.96m (6'5")**

UPVC frosted double glazed window with hard tile flooring, fully tiled surround white suite comprising of a bath with Triton electric shower over, white sink with hot and cold taps, low level wc and a Dimplex extractor fan, vanity mirror and a wood door.



**KITCHEN 1.90m (6'3") x 2.72m (8'11") Plus 1.78m (5'10") x 1.32m (4'4") Additional pantry area with enclosed storage cupboard.**

Of an obscure shape with UPVC double glazed window with sea views overlooking Penryn River, lino flooring, central strip light, a range of wall and base units with tiled splash backs, space for a gas cooker, space for under counter fridge, a step-down leads to:



**INNER PORCH**

UPVC double glazed window overlooking the front aspect, UPVC double glazed door leads to the rear enclosed garden and another step-down leads to:

**UTILITY AREA 2.44m (8'0") x 2.69m (8'10")**

With an outside tap, central light, wall mounted units for additional storage, plumbing for a washing machine, UPVC double glazed window, double glazed door onto the enclosed rear garden.



**GARDEN**

A pathway to grass area and privacy hedges a pathway leads down to a larger grassed area with hedges and wall surround with the benefit of an additional shed for storage. (One being removed)



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*COUNCIL TAX* BAND B

*SERVICES* Mains water, drainage, electric and mains gas.

*AGENTS NOTE*

The property has cavity wall insulation.

*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.

Approx Gross Internal Area  
71 sq m / 764 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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