

FOR SALE



Round Ring Gardens, Penryn
Guide Price £375,000


MARTIN&CO

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- IMMACULATELY PRESENTED
- REAR PATIO GARDEN AND LAWN
- GARAGE & PARKING SPACE
- WALKING DISTANCE TO PENRYN CENTRE
- CLOSE TO AMENITIES

Set back from the road by a front garden is this modern, three-bedroom, end of terrace house, which is immaculately presented and ready to move into. With a good-sized garden and patio to the rear, side access plus a garage and parking space, the property has everything you need, located on the St Gluvias side of Penryn.



Round Ring Gardens is a modern development of properties located just outside of the centre of Penryn, off Truro Hill. This lovely end of terrace property is set back from the road by a lawned front garden with a path that leads to the front door.

On entering the property, you come to an entrance hall with a cloakroom/ WC to your right and the stairs to the first floor in front of you. To the left is a spacious lounge which has room for a dining area as well.

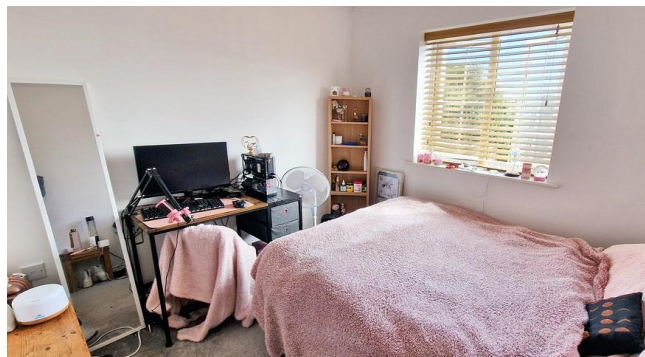
To the rear is a modern fitted kitchen with high gloss units and high specification appliances, including a gas hob and extractor hood, ceramic sink and drainer with mixer tap, integrated Neff microwave and oven, LG washing machine plus a breakfast bar. There is also a large free-standing American-style fridge-freezer. This room catches the sun and is very light, with the window looking into the rear garden.

On the first floor there is the principal bedroom with ensuite shower room, a second double bedroom, the third bedroom which is a single and a bathroom.

The principal bedroom has room for plenty of storage, and the ensuite has a shower cubicle, pedestal sink and a low-level WC with push button flush and a heated towel rail.

The main bathroom is part tiled and has a shower over bath with shower screen, pedestal sink and low-level WC with push button flush and a heated towel rail.

To the rear of the house is a garden with a patio and a lawn with steps leading down to the rear garden gate. Behind the property is a coach house where this property has a garage underneath with a parking space outside. The garage has lighting and electric.



FEATURES INCLUDE:

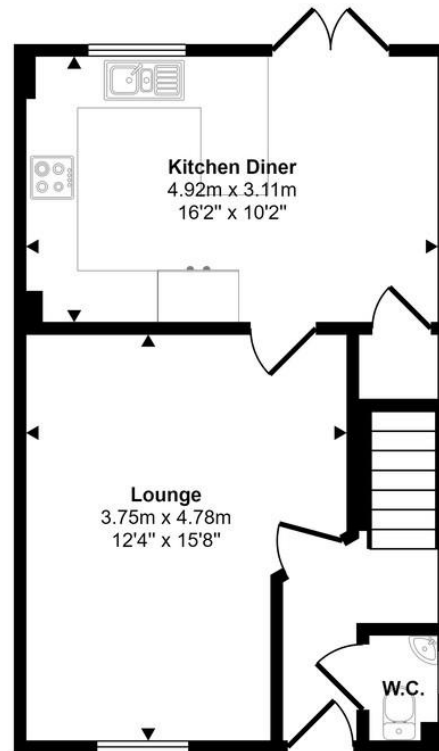
- Gas central heating and hot water
- Immersion tank for hot water
- UPVC double glazed windows
- EPC - C
- Council Tax Band C
- Front and rear gardens
- Garage and off-street parking space

LOCATION:

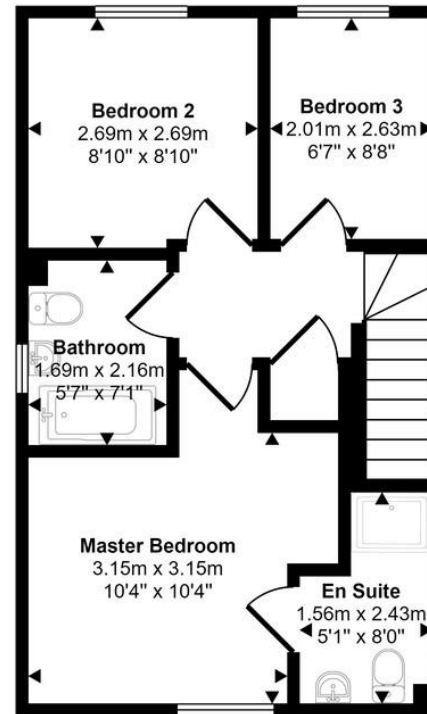
Round Ring Gardens is situated on the St Gluvias side of Penryn, which is a popular and quiet area within walking distance of the town centre and a short drive to the neighbouring villages of Flushing and Mylor plus the next-door town of Falmouth. Penryn has an active community and good everyday facilities, including a primary and secondary school, plus Lidl, Sainsbury's and Asda supermarkets. The centre of this historic harbourside town hosts a variety of interesting independent shops, cafes, yoga studios and other amenities along with numerous historic pubs nestled amongst its cobbled streets. The town benefits from good communication links with Falmouth via its bus service and train station, which links to Truro City and the mainline to London Paddington



Approx Gross Internal Area
78 sq m / 842 sq ft



Ground Floor
Approx 39 sq m / 423 sq ft



First Floor
Approx 39 sq m / 419 sq ft

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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.