

**FOR SALE**



**Saracen Way, Penryn**  
**Guide Price £255,000**

  
**MARTIN&CO**



# Saracen Way, Penryn

Guide Price £255,000

- **THREE BEDROOMS**
- **GAS CENTRAL HEATING**
- **GARAGE & DRIVEWAY PARKING**
- **CLOSE TO TOWN CENTRE**
- **CHAIN FREE**

A three-bedroom semi-detached property on a corner plot that benefits from a garage, generous off-road parking and a garden, close to the centre of Penryn.

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The accommodation is spacious and in brief comprises; Entrance porchway, kitchen with breakfast bar, lounge / dining room, two double bedrooms, one single bedroom and a bathroom with separate WC. Externally there are gardens to the front and rear, a detached garage and driveway parking.





Saracen Way is located within walking distance of Penryn town centre and train station. 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.

**General Information:**

Services - Mains water, electricity, gas and drainage are connected to the property.

Gas central heating.

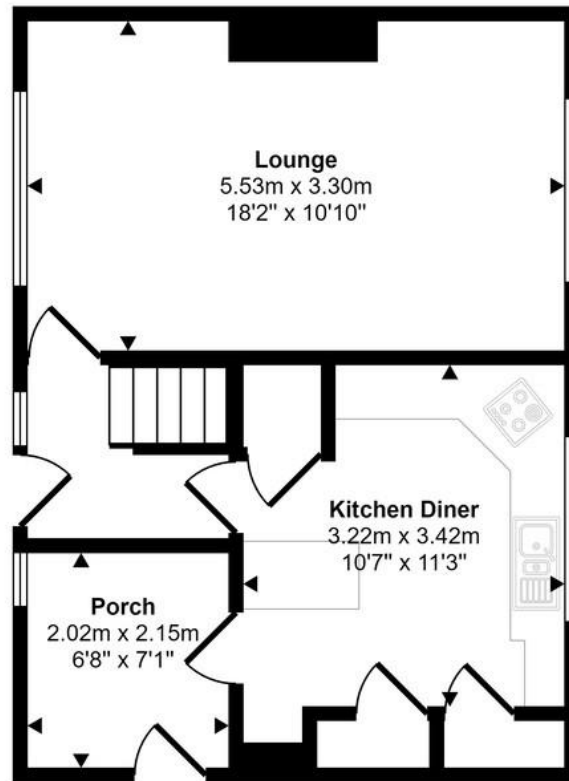
Council Tax - Band A - Cornwall Council.

EPC - D

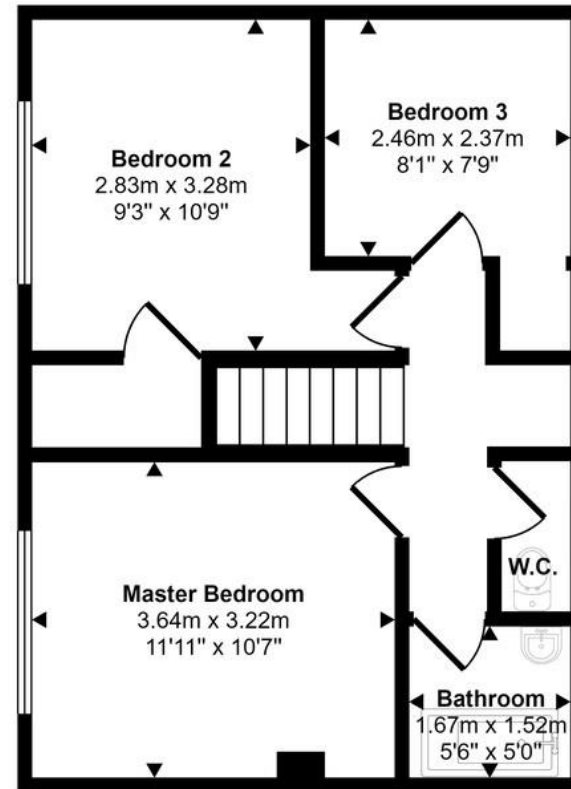
Freehold



Approx Gross Internal Area  
83 sq m / 893 sq ft



Ground Floor  
Approx 41 sq m / 443 sq ft



First Floor  
Approx 42 sq m / 450 sq ft

## Martin & Co Falmouth

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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. Rooms are shown as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

01326 697696  
<http://www.martinco.com>

**MARTIN&CO**

**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.