

FOR SALE



Trelowen Drive, Penryn
Guide Price £365,000


MARTIN&CO

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- EXCELLENT CONDITION
- LOVELY ENCLOSED GARDEN
- CONVERTED GARAGE
- QUIET LOCATION
- OFF STREET PARKING

A very well presented, three-bedroom, two bathroom, semi-detached property on the modern Kernick Gate development in Penryn, with the benefit of a workshop / studio and a lovely landscaped garden plus off-street parking.

This immaculately presented property has a pretty small front garden next to the entrance and there is off street parking in front of the former garage which has been converted into a workshop/ studio by the current owners.

The entrance hall has a convenient area for coats / shoes plus there is a downstairs WC. The hallway enters into the open-plan ground floor, which has a spacious lounge/ diner and a modern kitchen.

The lounge area looks into the lovely landscaped garden with extra-wide sliding patio doors which really bring the outdoors in, providing lots of natural light into the room making this one of the most attractive features of the property.



The modern kitchen is in excellent condition, with a range of neutral wall and base units, a gas hob with extractor hood and an integrated eye-level oven. There is a built-in dishwasher, fridge-freezer and separate washing machine.

The ground floor has attractive wood-laminate flooring.

Stairs from the entrance hall lead up to the first-floor landing with two double bedrooms, a single bedroom and a bathroom.

The principle bedroom has very good natural light and is a good-sized double room at the front of the property, with built-in wardrobes which have been conveniently fitted with shelves and rails to maximise on storage space.

There is an ensuite shower room with a walk-in double shower enclosure with mains water shower, a WC with concealed cistern, a wash hand basin with vanity cupboard and a large mirror and shelf above. There is also a heated ladder towel-rail and extractor fan.

The second double bedroom is garden facing and the third bedroom has been converted into a home-office.

The main bathroom has a shower over bath with a glass shower screen, a pedestal sink and a WC with concealed cistern with shelf above and mirror. There is a heated ladder towel-rail and extractor fan.

Both bathrooms are in excellent condition.



To the side of the property is the former garage which has been converted into a spacious workshop / studio. This now has a window and door to the front and also to the garden, providing excellent additional space for crafting / hobbies. There is also a loft in the roof space to provide storage.

The garden has been beautifully landscaped by the current owners and combines a patio area which catches the full sun, a lawn and borders thoughtfully planted with shrubs and trees. There is a second smaller workshop in the garden.

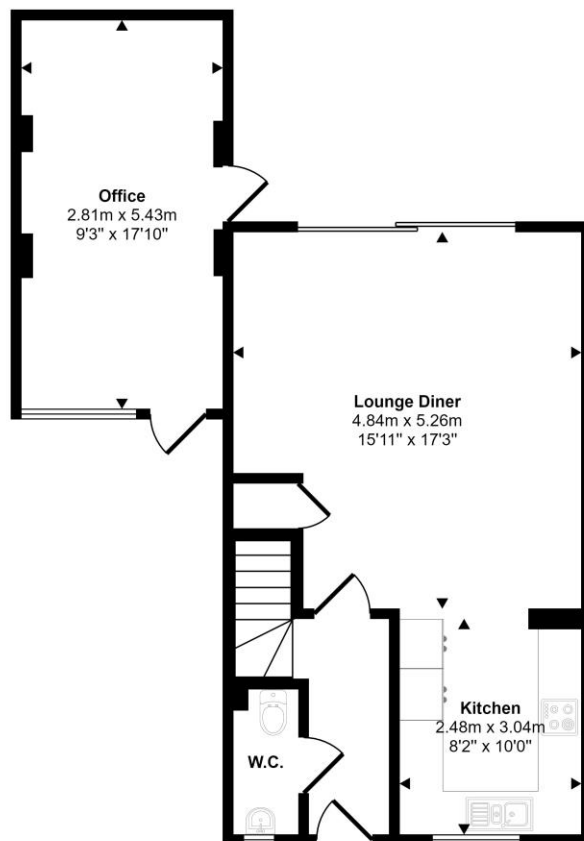
KEY POINTS:

Bovis Homes development
Constructed circa 2004
Freehold
UPVC Double glazing
Gas central heating and boiler
Pressurised hot water system
Off street parking
EPC B
Council Tax Band C
Garage converted into workshop
Garden workshop
There is an annual maintenance charge for the communal areas on the estate of £258.05
Communal children's play area

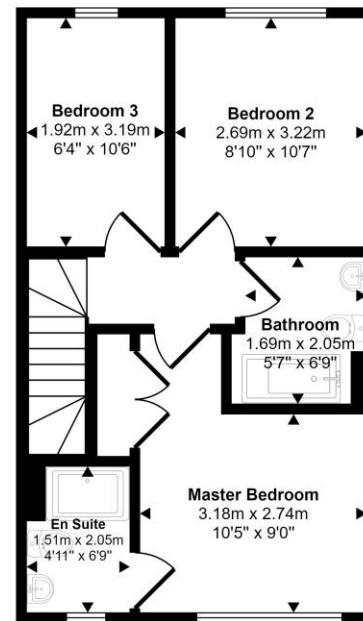
LOCATION:

Trelowen Drive is a sought-after and community focussed residential area on the outskirts of Penryn, with a good bus service and within walking distance of Asda supermarket and the university campus with Penryn town centre around a half hour walk away. 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.

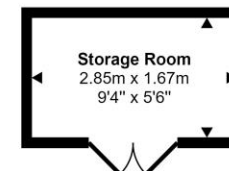
Approx Gross Internal Area
101 sq m / 1088 sq ft



Ground Floor
Approx 56 sq m / 607 sq ft



First Floor
Approx 40 sq m / 429 sq ft



Storage Room
Approx 5 sq m / 51 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.