

FOR SALE



Saracen Way, Penryn
Guide Price £299,000 Freehold


MARTIN&CO

Saracen Way, Penryn

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- SEMI DETACHED BUNGALOW
- BRIGHT AND SUNNY ASPECT
- STUNNING FAR REACHING VIEWS
- SOUTH FACING GARDEN AND LARGE PATIO
- RECENTLY DECORATED

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A very well presented, semi-detached bungalow with a lovely garden, including space to create off street parking (stc), close to the town centre and ideally located for local schools. The light-filled property benefits from a 21 ft, triple aspect lounge, with a gas fire for cosy winter evenings, as well as a spacious, interconnecting dining room. In addition, there are stunning countryside views towards the ancient Glasney College Woods, taking in the Penryn viaduct and distant water views over the Carrick Roads. We highly recommend viewing!

Located on Saracen Way, a residential street in the heart of Penryn, the property has a discreet frontage, set back



slightly from the road by a privacy hedge and front garden. The property has recently been decorated throughout to present a fresh and neutral canvas and is well maintained.

Entering the property, there is a hallway which leads into a spacious dining room with interconnecting kitchen and, through a large archway, there is an adjoining and impressive triple aspect, 21 ft long lounge. You are immediately struck by the exceptional quality of light and lovely views from the reception rooms, which include both distant water views across the Carrick Roads, and countryside views towards the ancient Glasney College Woods and the Penryn viaduct. Triple aspect windows make the most of the sunlight throughout the day and an external door links the lounge with the rear patio.

The kitchen is to the rear of the dining room and has a range of units as well as space for a cooker, fridge freezer and washing machine. An external door leads out to the large, sheltered patio, which is a real sun-trap throughout the afternoon.

Back in the entrance hall, a glass-paned door leads to the rear hall which gives access to the bedrooms and shower-room. There is also an airing cupboard which houses a modern condensing Vaillant boiler. The master bedroom is at the front of the bungalow and benefits from morning sunlight and built-in wardrobes with sliding doors. To the rear there is a second double bedroom and a modern shower room which is in excellent condition.

To the front of the property are privacy hedges and flower beds, with a short flight of steps leading down to the garden which is mostly laid to lawn. The garden fronts onto the roadside, therefore offering the possibility of creating off-street parking, subject to consents. A pathway leads around the side of the property from where you can also access the large cellar.



Freehold

EPC – C

Modern condensing Vaillant gas boiler.

UPVC double glazed windows.

Large cellar accessed from garden level.

Spacious loft which offers potential for conversion, subject to relevant consents.

Raised garden area, suitable for growing vegetables.

Enclosed south facing lawn, offering potential for creating off-street parking subject to consents.

New carpets and vinyl flooring installed May 2026.

There is a free car-park almost adjacent, entered from Shute Meadow, and there is unrestricted on-road parking along much of Saracen Way.

The floorplan of the property suggests that with some remodelling, a third bedroom could be created where the kitchen currently is, and the kitchen could be moved into the spacious dining room to become a kitchen-diner.

Broadband : Ultrafast Broadband available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information.

Source: Ofcom.org.uk

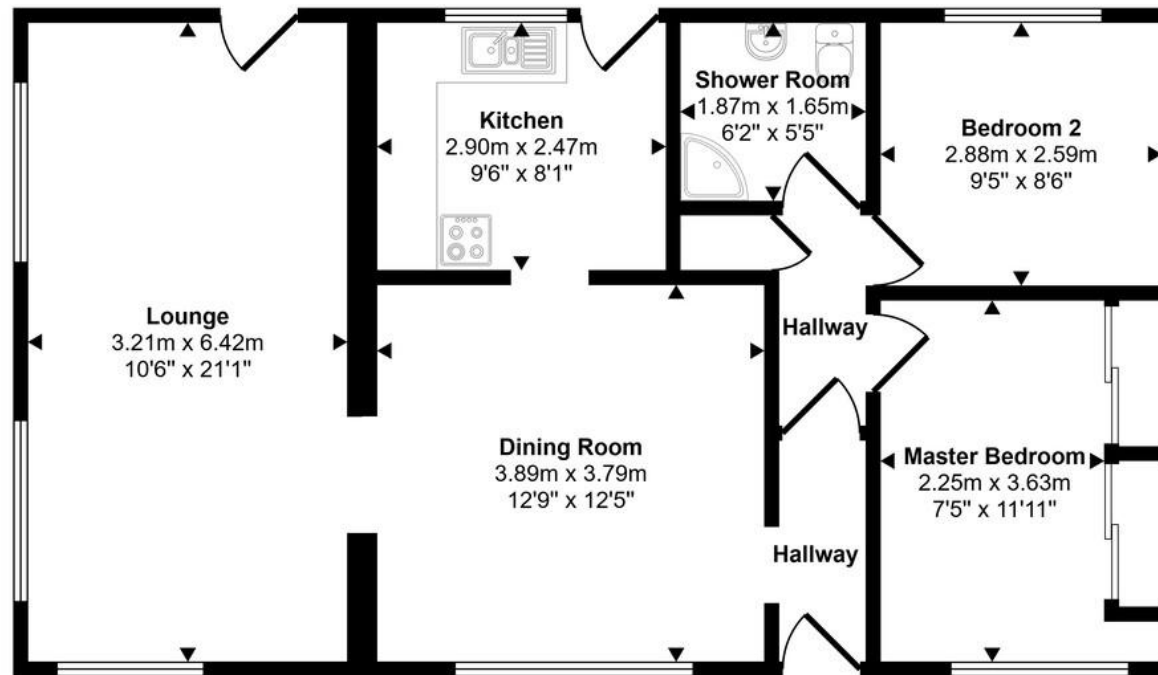
LOCATION

Saracen Way is located within walking distance of Penryn town centre and train station. From the property, it is just 0.3 miles to the Spar on Lower Market Street and 0.3 miles to Penryn Train Station. Penryn has an active community and good everyday facilities. Penryn College and Penryn Primary Academy are both just 0.4 miles away, and Penryn Doctor's surgery is nearby on Saracen Way too. Lidl, Sainsbury's and Asda supermarkets are all easily accessible and, conveniently, the closest bus stop is around 130 yards away, where Saracen Way meets Helston Road.

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 nearby Falmouth via its bus service and train station, which also links to Truro City and the mainline to London Paddington. Beautiful walks are virtually on your doorstep with College Woods directly accessible from Saracen Way. A haven for dog walkers and nature enthusiasts!



Approx Gross Internal Area
73 sq m / 786 sq ft



Floorplan

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