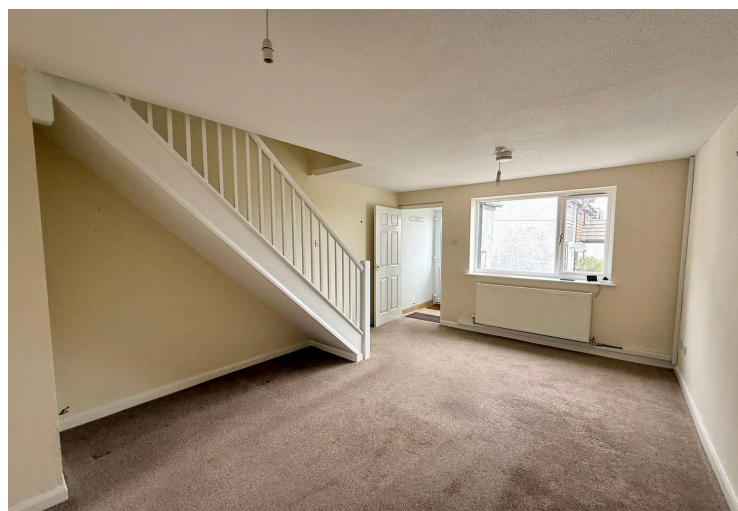




5 Alderwood Parc, Penryn

Guide Price £220,000 Freehold

An ideal first purchase set in an elevated position offering distant countryside views, bright spacious living, a Southerly facing garden, gas central heating and double glazing. To be sold with vacant possession and no onward chain.

Heather & Lay
The local property experts

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THE PROPERTY

Built in the late 1980's early 90's, this mid terrace property sits in an elevated position looking out to far reaching countryside views. Two double bedrooms, large sitting room/diner and kitchen to the rear with door out to the rear garden. Well-presented, naturally decorated with the added benefit of double glazing and gas central heating. Residential parking is available nearby for Alderwood Parc on a first time first serve basis. To be sold with vacant possession and no onward chain. This would make a great home or a successful investment with the current owner renting out the property in recent years.

THE LOCATION

Alderwood Parc enjoys an elevated position with far-reaching views and is ideally situated within the popular and ever-expanding university town of Penryn. The property is within easy walking distance of key amenities, including Penryn College, the Tremough Campus of Exeter University, and Penryn railway station, as well as a regular bus service. The town centre is just a five-minute walk away, offering a convenience store, post office, pubs, restaurants, galleries, and more. The harbour town of Falmouth is approximately two miles away, while the cathedral city of Truro lies just nine miles distant.

- Two Bedroom Terraced Home
- Ideal For First-Time Buyers Or Investment
- Near To Schools, Uni Campus, Train Station & Amenities
- Enclosed Southerly Facing Rear Garden With Access
- Residential Parking For Alderwood Parc
- Gas Central Heating & Double Glazing
- Approx 3 Miles To Falmouth & Beach
- Pleasant Countryside Views
- NO ONWARD CHAIN

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: Mains electricity, gas, water & drainage



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the front garden, you enter the property via a wood effect UPVC double glazed door that opens into a small porch. Useful coat and shoes store with an RCD fuse board.

White panel door opening to ...

SITTING/DINING ROOM

A large UPVC window to the front elevation flooding the room with natural light. Stairs to the first floor. TV and power sockets. Radiator.

White panel door to the ...

KITCHEN

Laminate effect eye and base level units, roll top work surface with inset stainless steel sink. A double glazed window with an outlook to the rear garden. Space for white goods including fridge freezer, washing machine and oven. Radiator. Wall mounted gas combination boiler. UPVC door to rear garden.

FIRST FLOOR

Stairs from sitting/dining room to.....

LANDING

White panel doors accessing both bedrooms and the bathroom.

BEDROOM ONE

UPVC window to front elevation with pleasant far reaching countryside views over rooftops. Recess area ideal for storage. Power points and a radiator.



BEDROOM TWO

UPVC window to the rear aspect overlooking the rear garden. Power points and radiator.

BATHROOM

White suite comprising push button WC, panelled bath with mixer tap and mains shower attachment above and a pedestal hand wash basin. Heated towel radiator, tiling around the bath, WC and wash basin. Extractor fan.

OUTSIDE

FRONT GARDEN

The front garden is small and mainly gravel with a pathway leading to the front door and porch.

REAR GARDEN

The rear garden is enclosed by wooden fencing over two tiers with a larger patio area leading out from the rear door and faces Southerly, ideal for outside dining. Steps lead up to the top tier mainly laid to gravel with space for an outbuilding and a rear gate leading around to the front of the property.

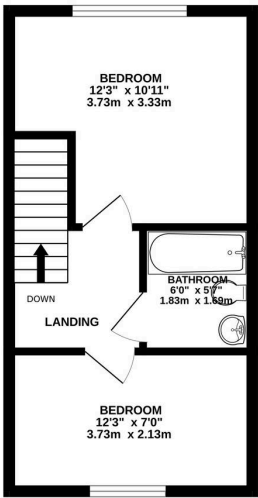
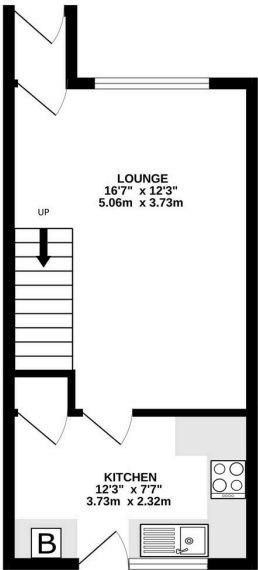
PARKING

Residential parking is available near the property for Alderwood Park residents.



GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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