



16 Woodland Avenue, Penryn

Guide Price £365,000



Heather & Lay
The local property experts

- Detached bungalow
- Popular residential location
- Three bedrooms
- Open-plan living area
- Well presented
- Far reaching views
- Front & rear gardens
- Single garage

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

SERVICES: Mains electricity, gas, water & drainage

THE LOCATION

16 Woodland Avenue is in a great location where so many amenities are close at hand. It is a leisurely 10-15 minute walk from the university, college and schools as well as the town and Penryn railway station, linking to Falmouth and Truro mainline to Paddington, London. The local ASDA superstore is also nearby together with College woods and its wonderful 6 mile circular walk passing 3 reservoirs and uplifting countryside scenery. Penryn is an ancient, historic and very interesting riverside and market town with a strong sense of community and good everyday shopping and schooling facilities. The siting here of the Universities of Falmouth and Exeter has created something of a renaissance to the area and reinforced the town's standing and popularity as a lovely place to live.







THE PROPERTY

Thought to have been built in the late 1960's this detached home is modern inside with updates that include a fabulous open-plan kitchen/living and dining room. The property is flooded with natural light and nicely decorated throughout. A wood burning stove in the living room makes for cosy winters evenings and the bedrooms are of a generous size compared to more modern builds. The property is up above the road and although the road has very little traffic it is nice to be raised with some pleasing views towards the countryside beyond. The rear garden is mainly lawn with a good degree of privacy and secure boundaries. The attached garage has been partitioned by the current owner into utility and storage areas.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) From the driveway steps up to the front door and into the wide and welcoming....

ENTRANCE HALLWAY - Wood effect laminate flooring. Loft hatch with retractable ladder to partially boarded loft space. Radiator. Doors to all rooms

LIVING/KITCHEN/DINING ROOM - An amazing open-plan room with defined areas. The sitting room is light and bright thanks to the windows to the front and side with far reaching countryside views. A continuation of the laminate flooring from the entrance hallway makes the space flow well and a central fireplace with wood burning stove and timber mantle creates a lovely warm and cosy space to sit and relax. Two radiators. The kitchen area has tiled flooring and is of a really generous size and well-appointed with many base units with dark painted door and drawer fronts that are complemented by many meters of usable wooden work surfaces with inset stainless steel sink and drainer with mixer tap. Built-in appliances include a high-level oven and grill and gas hob with extractor over. Space and plumbing for washing machine and fridge/freezer. Two windows overlook the rear garden, a side door leads to a small porch, and on the other side of the kitchen a door leads into the hallway.



BEDROOM ONE

A bright room with window to front with countryside views. Radiator.

BEDROOM TWO

Window to rear overlooking the garden. Radiator.

BEDROOM THREE

Window to rear overlooking the garden. Radiator.

BATHROOM

White suite comprising WC, hand wash basin with mixer tap on vanity unit, bath with shower over and glass screen to one side. Stylish partial wall and floor tiling. Two obscure windows to the rear. Ladder style heated towel rail.

OUTSIDE

FRONT

A mature garden to the front that is raised up from the road, mainly laid to lawn with shrub borders. Driveway leading to the garage. Steps up to the front door.

REAR

A sunny and private space enclosed by high fencing and a stone wall with shrubs atop. Mainly lawn with a paved patio areas.

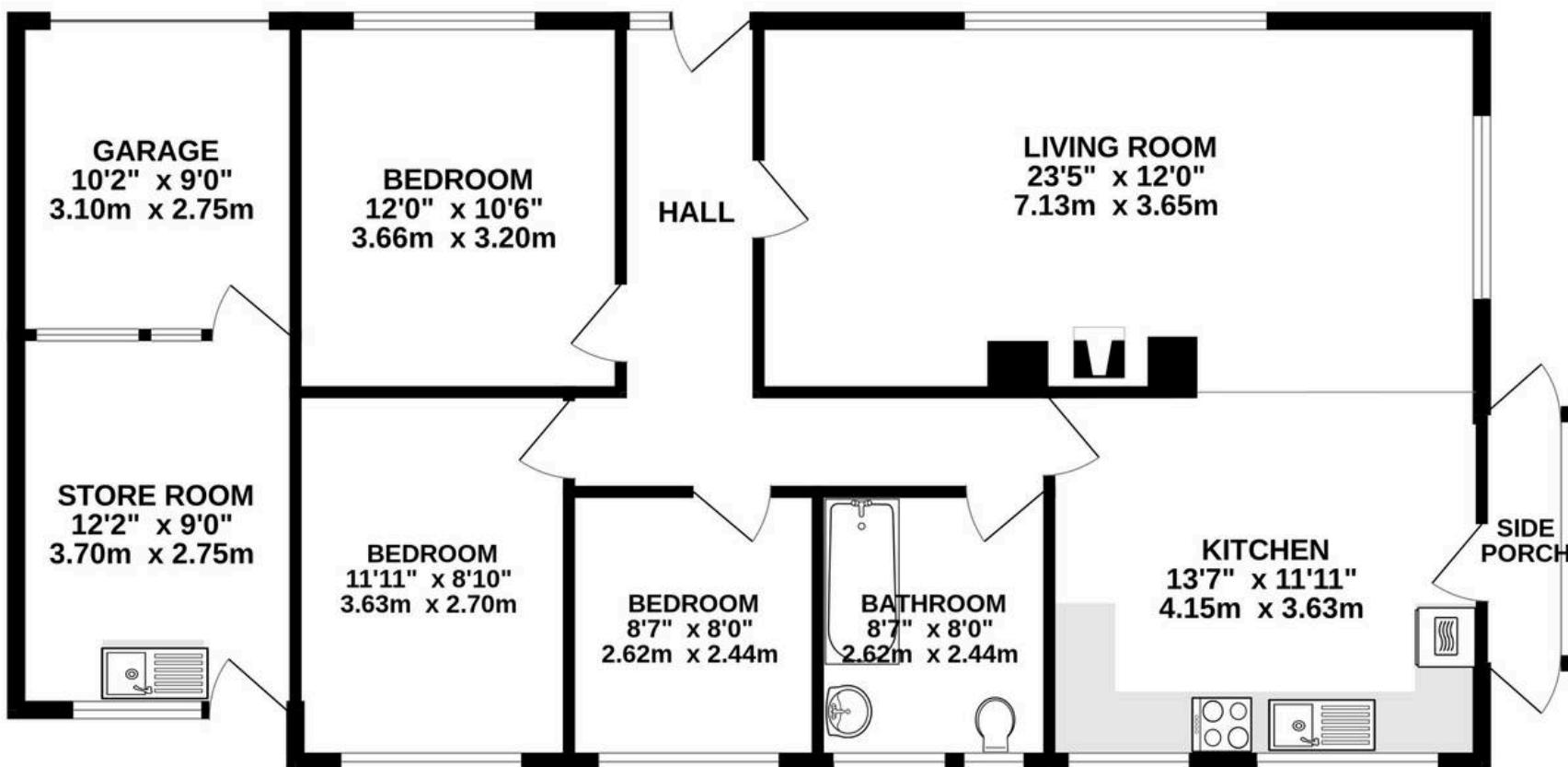
GARAGE

Metal up and over door to the front and pedestrian door and window to rear. Currently partitioned by the owners into utility and storage areas. Stainless steel sink and drainer.



GROUND FLOOR

1132 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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