



56 Round Ring Gardens, Penryn

Guide Price £250,000



Heather & Lay
The local property experts

- Modern Family Home With Two Bedrooms
- Fully Renovated Throughout In 2023 Including New Roof, Rewire & Plumbing
- Modern Kitchen & Bathroom
- Ground Floor Cloakroom/WC
- Private Driveway Located To Rear Of Property
- Access to Penryn Town, Falmouth & Mylor All A Short Drive
- EPC = C & Remainder Of NHBC Warranty
- Beautiful Countryside & Woodland Walks Nearby
- Available Immediately With No Onward Chain
- PLEASE WATCH OUR PROPERTY VIDEO TOUR

THE PROPERTY - Built in 2017 by Persimmon Homes, this attractive modern home at Round Ring Gardens offers stylish, low-maintenance living with the reassurance of the remainder of its NHBC 10-year warranty. Situated within a thoughtfully planned development with open green spaces and a children's play area, it perfectly balances contemporary design with a family-friendly setting. Well presented and arranged over two levels, the property underwent a comprehensive renovation in 2023 following a fire, with the insurance company completing extensive works including a new roof, replacement kitchen and bathroom, full electrical rewire and new plumbing. The property has been rented since the refurbishment and is now offered to the market, providing a refreshed and updated home ready for its next owner. Entering into a bright living room with front aspect window and stairs to the first floor. The kitchen/diner is fitted with a range of eye and base level units, integrated oven and four-ring gas hob with extractor over, stainless steel sink and space for white goods, with a door opening directly onto the rear patio. A useful understairs cupboard and ground floor WC/cloakroom complete the ground floor. Upstairs are two bedrooms, the principal enjoying two windows to the front, and a modern family bathroom fitted with a white suite including a bath with shower over and heated towel radiator. Outside, the front garden is attractively planted, while the enclosed rear garden features a patio, lawn and pathway leading to a rear gate accessing the allocated parking space. Available with immediate vacant possession with no onward chain.



THE LOCATION

Round Ring Gardens is a highly regarded modern development, ideally positioned on the St Gluvias/Enys side of Penryn, an historic and ancient market town known for its strong sense of community and excellent everyday amenities. The town offers a range of facilities including nursery, primary and secondary schooling, along with independent shops, cafés and essential services. Penryn benefits from excellent communication links, with regular bus services and a train station providing connections to Falmouth and onward to Truro, where mainline services run to London Paddington. Approximately two miles away, Falmouth provides comprehensive shopping, business and leisure facilities and was recently voted one of the best places to live in the South West. The town is enjoying something of a renaissance, highlighted by the regeneration of its inner Harbour area, now offering attractive riverside homes and a growing selection of exciting dining options. Penryn Campus, shared by Falmouth University and the University of Exeter as part of the Combined Universities in Cornwall project, has transformed the town into a vibrant University centre, creating a genuine 'buzz' and further enhancing its appeal. Altogether, Round Ring Gardens offers the perfect balance of modern living within a thriving and well-connected Cornish community.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) through the front door into the.....

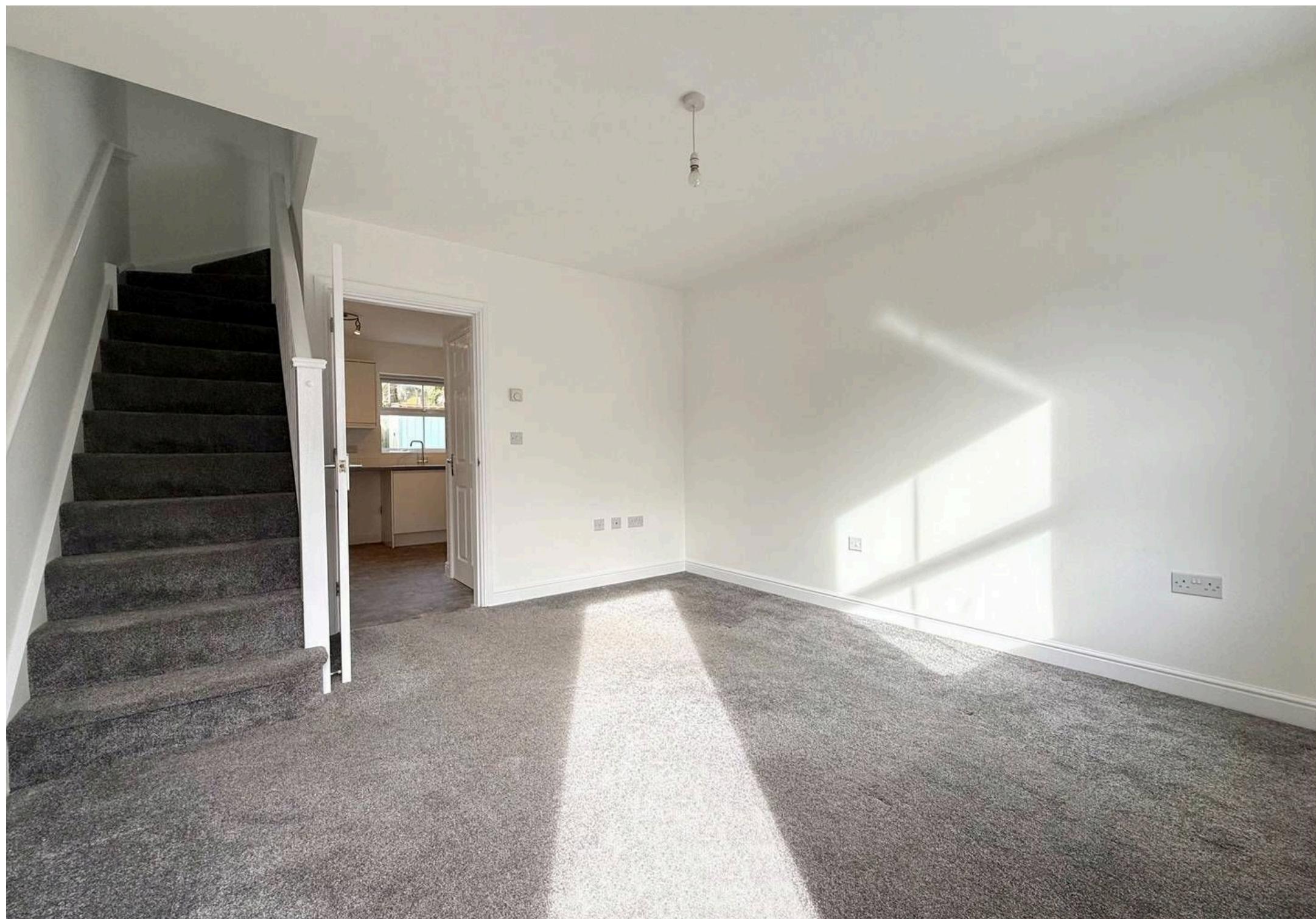
LIVING ROOM

Well presented living area with a large double glazed window to the front aspect, stairs rising to the first floor. TV aerial, ethernet and plug sockets. Thermostat controls and two radiators. Door into.....

KITCHEN/DINER

Range of eye and base units with an integrated oven, four ring gas hob, an extractor hood and a stainless steel sink with mixer tap and tiling splashback. Space and plumbing for a washing machine, dishwasher and a tall standing fridge freezer. Cupboard housing the gas combination boiler, double glazed window overlooking the rear garden and a double glazed door providing access to the patio area. Radiator. White panel doors to understairs cupboard with lighting and housing the modern electric RCD fuse box and the...





WC/CLOAKROOM

Wash basin with tiling splashback, WC with push button flush, extractor fan and radiator.

FIRST FLOOR LANDING

White panel doors to two bedrooms and bathroom. Loft access above.

Radiator.

BEDROOM ONE

Two double glazed windows to front aspect, a spacious bedroom with tv aerial, ethernet and plug sockets. Radiator.

BEDROOM TWO

Double glazed window overlooking the rear garden. L shape room with tv aerial, ethernet and plug sockets. Radiator.

BATHROOM

Obscure double glazed window to the side aspect, modern three piece white suite comprising a panelled bath with mixer tap and an electric shower fixing above, fully tiled surround and a glass screen, hand wash basin with mixer tap and tiling splashback and a WC with a push button flush. Shaver points, heated towel radiator, extractor fan and ceiling spotlights.





FRONT GARDEN

A pedestrian pathway leads to the front entrance, bordered by a variety of shrubs and planting. Exterior lighting and a letterbox are in place, with the electric and gas meter boxes positioned to the front of the property.

REAR GARDEN

The enclosed rear garden is bordered by timber fencing and attractively landscaped with a variety of established plants and shrubs. Leading directly from the kitchen/diner, a patio area provides an ideal spot to enjoy the afternoon and evening sun, offering a good degree of privacy. There is an outside light and external power sockets, along with a gently sloping lawn and pathway leading to a metal outbuilding (which may require replacement with a more modern structure if desired). The path continues to the rear gate, providing access to the allocated parking space for the property.

AGENTS NOTE

There is an estate charge for the development which goes towards the upkeep of the estate, including grass cutting, tree trimming, lighting and road maintenance. The current owners pays £26.76 per month but the cost can be paid bi-annually or each year upfront. This estate charge is reviewed yearly with an update of the year accounts provided by First Port Management company.

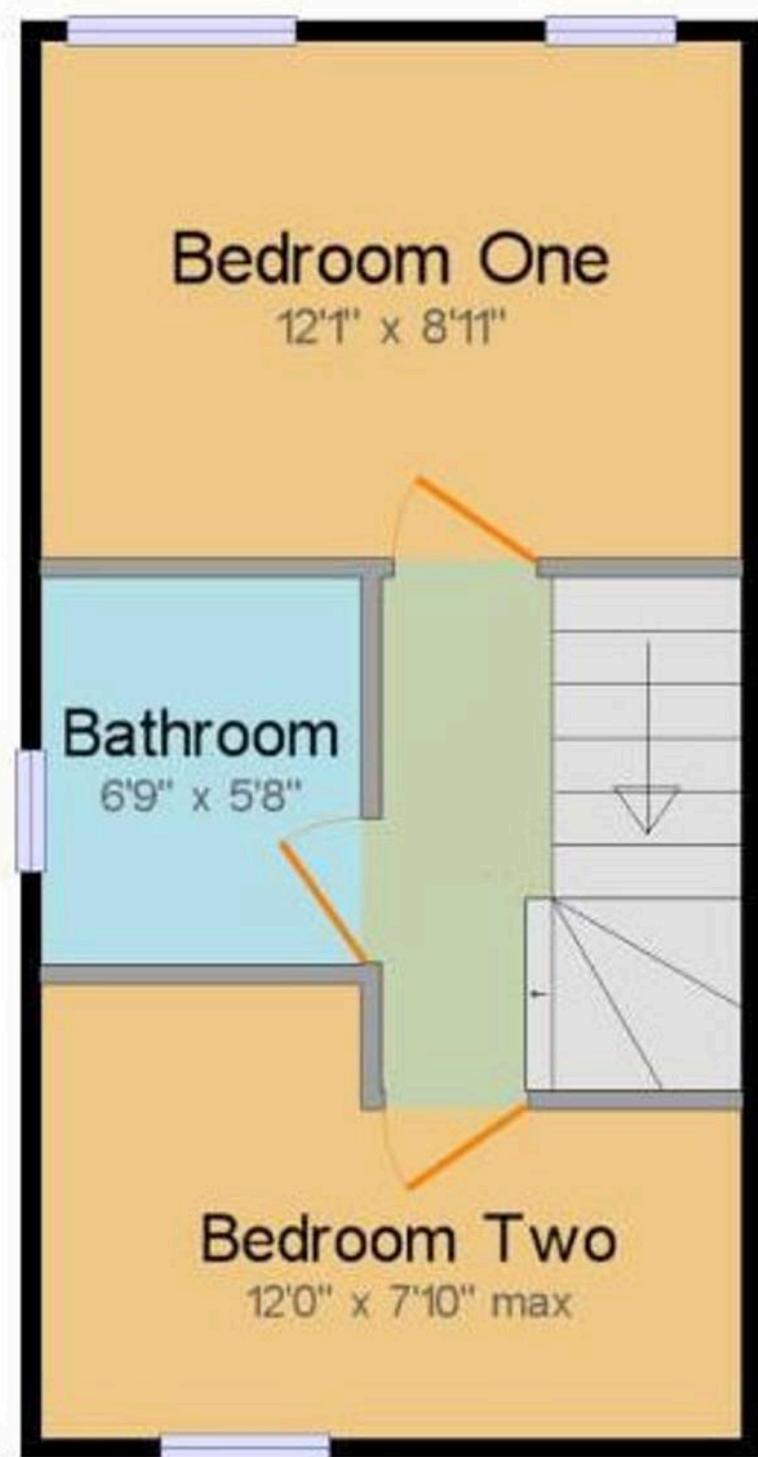
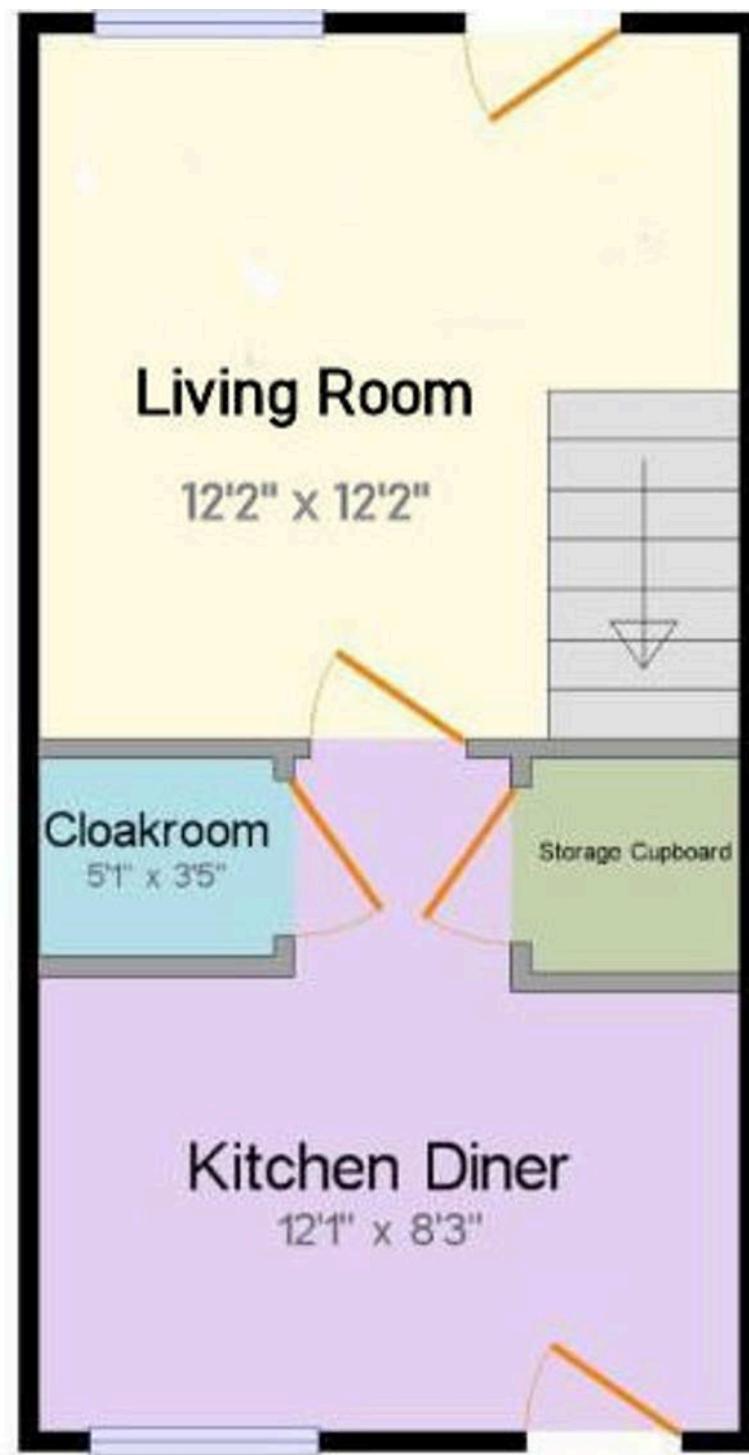
SERVICES: Mains electricity, gas, water & drainage - gas combination boiler fuelling the hot water and radiators. Double glazed windows and external doors

COUNCIL TAX: Band B

TENURE: Freehold.

EPC Energy Performance Rating: C







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