



43 Round Ring Gardens, Penryn

Guide Price £345,000



Heather & Lay  
*The local property experts*



- Modern Family Home With Three Bedrooms
- Favoured Plot Tucked Away Near Green Space
- Dual Aspect Living Room & Kitchen/Diner With Bay Window & Patio Doors
- Ground Floor Cloakroom/WC
- Practical Car Port With Storage & Parking For Two Vehicles In Tandem
- A Short Drive to Penryn Town, Falmouth & Mylor
- Remainder Of NHBC Warranty
- Beautiful Countryside & Woodland Walks Nearby
- Enclosed Private Garden

#### 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 warranty. Set within a thoughtfully planned development with open green spaces and a children's play area, it perfectly combines contemporary design with a family-friendly environment. Well presented and arranged over two levels, the accommodation includes a spacious dual-aspect living room with an opening through to the kitchen/dining room, creating a sociable and a light-filled layout. The dining area benefits from a large bay window and French patio doors opening onto the rear garden, while the kitchen is fitted with a range of eye and base level units, an integrated oven with four-ring gas hob and extractor over, stainless steel sink and space for white goods. An understairs cupboard and ground floor WC/cloakroom complete the ground floor. Upstairs are three bedrooms, including a principal bedroom overlooking adjacent green space and a lightly wooded area, with fitted wardrobes and a modern en-suite shower room. A contemporary family bathroom is fitted with a white suite comprising a bath with shower over and heated towel radiator. Externally, the front garden is attractively planted, and the enclosed rear garden features a patio and low-maintenance artificial lawn with a pathway leading to a side gate. Just a few steps from the property is a practical car port (the middle of three), providing tandem parking for two vehicles along with useful storage space. This home benefits from mains services, a gas combination boiler and is subject to a modest estate management charge. Viewing is highly recommended to fully appreciate all this home has to offer and the owners have enjoyed raising a family here over the last 7 years.

## 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) Composite double glazed front door leading into the....

### ENTRANCE HALLWAY

White panel doors providing access to the living room and the cloakroom/WC. Electric RCD fuse box, radiator and staircase rising to first floor. Space for coats and shoes.

### LIVING ROOM

Beautifully presented dual aspect living area with double glazed windows to the side and rear aspect. A generous size with an opening to the kitchen/diner and creating a welcoming family space. TV aerial and sockets. Radiator.





## KITCHEN/DINER

A bright and accommodating sociable space with a large double glazed bay window to the front aspect adjacent to the dining area and French patio doors lead out to the enclosed rear garden. A range of wall and base units with an integrated fridge freezer, 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 and dishwasher. Cupboard housing the gas combination boiler, double glazed window overlooking the rear garden. White panel door to large understairs cupboard for storage. Radiator.

## WC/CLOAKROOM

Wash basin with tiling splashback, WC with push button flush, extractor fan and radiator. A large double glazed window to the side aspect with plenty of natural light coming through.

## FIRST FLOOR LANDING

Double glazed window to the front aspect providing natural light to the stairs and landing. White panel doors to three bedrooms and the family bathroom. Loft access above. Radiator.

## BEDROOM ONE

A spacious principal bedroom featuring a double-glazed window to the side aspect with a southerly orientation, enjoying a lightly wooded outlook across open green space. The room benefits from fitted wardrobes with sliding glazed doors and a white panel door providing access to the en-suite. Radiator.

## SHOWER EN-SUITE

A generously sized white piece suite comprising a large shower cubicle with glass sliding door, mains shower fixing and fully tiling surround, WC with push button flush and a wash basin with tiling splashback. Obscure double glazed window to the front aspect, shaver points, radiator and extractor fan.





#### **BEDROOM TWO**

Double glazed window overlooking the rear garden. Currently housing a large bunkbed for their children. Radiator.

#### **BEDROOM THREE**

A good size with space for a single bed and office space with a double glazed window to the front aspect. Radiator.

#### **BATHROOM**

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

#### **OUTSIDE**

##### **FRONT**

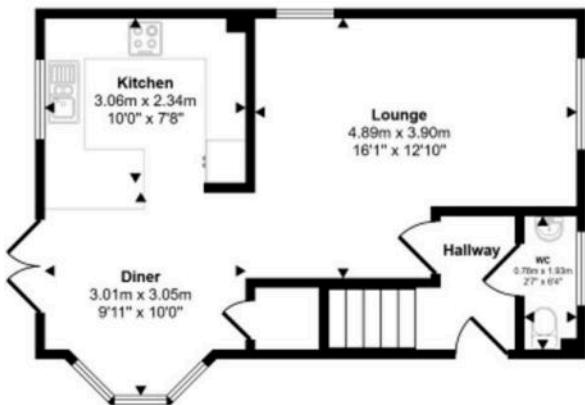
A pedestrian pathway with steps descending and railings leads to the front entrance. The path is attractively bordered on both sides by a variety of established shrubs, hedging, and seasonal planting, creating a landscaped approach. Exterior lighting with a covered portico and a defined, inviting entry point to the building.

##### **REAR**

Leading directly from the kitchen/diner, French patio doors open onto an ideal space for outdoor dining, offering a good degree of privacy with timber fencing and rendered walls enclosing the garden. Designed for low maintenance, the garden features a patio area and artificial lawn, creating a practical yet attractive outdoor setting. A side gate provides convenient access to the front of the property, while a rear recessed area offers additional storage potential. There is currently a timber outbuilding in place, with ample space available for a larger unit if desired. Two exterior lights are positioned either side of the patio doors, along with an outside tap for added convenience.



Approx Gross Internal Area  
79 sq m / 853 sq ft



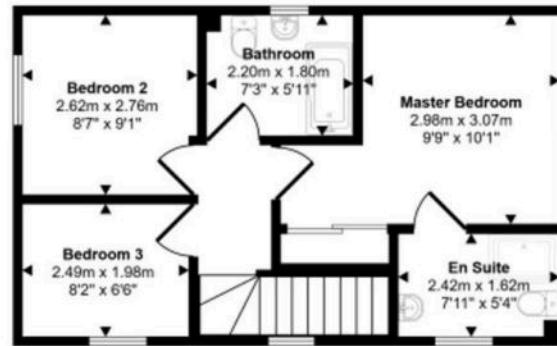
#### Ground Floor

Approx 40 sq m / 429 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

#### First Floor

Approx 39 sq m / 424 sq ft



#### CAR PORT

A useful car port forming part of a set of three, offering additional storage potential to the back and above in the roof space, along with private tandem parking for up to two vehicles. Conveniently located just a few paces from the front door of the house.



#### 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 pay £26.67 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

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





## Heather & Lay

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