



47 Truro Lane, Penryn

Guide Price £325,000



Heather & Lay  
*The local property experts*

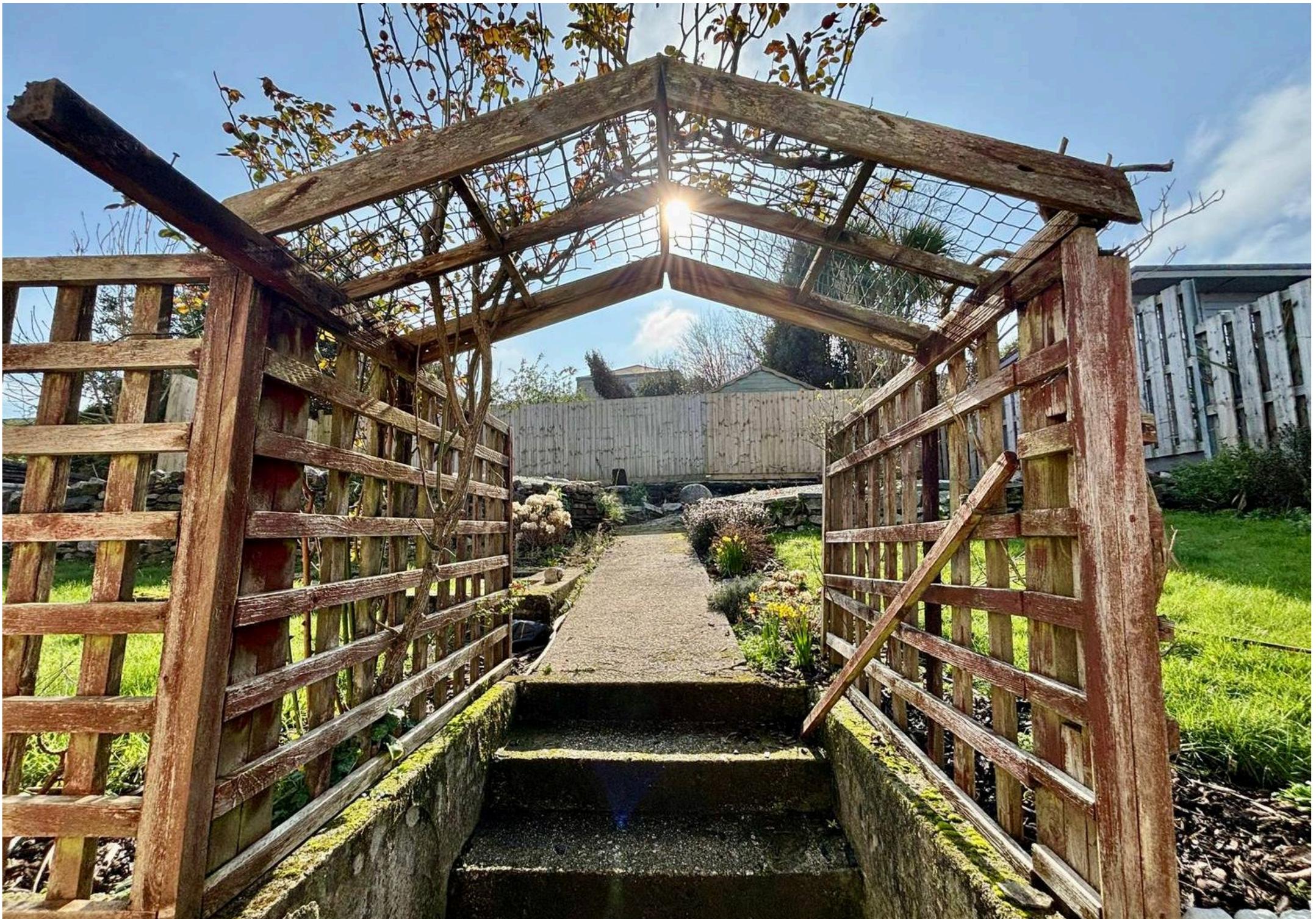
## THE PROPERTY

Located just a stone's throw from the heart of Penryn, this well-proportioned two-bedroom bungalow offers flexible living with exciting potential. The accommodation includes a modern kitchen, a cosy living room with log burner, two generous double bedrooms, a bathroom, and a utility room that could be converted into a third bedroom. The accommodation also offers huge potential to update and remodel should a buyer wish. Outside, the property boasts an unusually large parking area for 6–8 vehicles — a true rarity in Penryn — along with a sunny, south-facing rear garden. Offered with no onward chain, this home is ideal for buyers seeking convenience, space, and future potential.

## THE LOCATION

Truro Lane is located in the heart of Penryn town; ideally situated for access to all local amenities including bespoke shops, local stores, pharmacy, galleries, bars, delicatessen and much more. The university campus at Tremough is located just a 10–15-minute walk away with an out of town supermarket just a couple of miles away. Penryn is one of Cornwall's oldest towns, having received its first charter in 1236; a town full of surprises and surrounded by beautiful countryside. The building of Glasney College in 1265 put the town on the map then the arrival of Falmouth and Exeter University has turned Penryn into a buzzing and vibrant area. The town enjoys good communication with Falmouth via its regular bus service and its train station, which links to Truro city and mainline Paddington. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities.





- Fantastic Location, A Stones Throw From The Centre Of Penryn
- Detached Two Bedroom Bungalow
- Scope To Add A Third Bedroom
- Parking For 6-8 Cars
- Southerly Facing Rear Garden
- Modern Kitchen and Living Room With Log Burner
- Oil Fired Central Heating
- No Onward Chain

#### ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Entering through a part obscured double glazed uPVC front door into the .....

#### HALLWAY

Loft access. Thermostat. Wood effect laminate flooring. Wooden doors to living room, bedrooms, bathroom and.....

#### KITCHEN

uPVC double glazed window to front. Modern, cream eye and base level units with laminate worktop and one and half bowl stainless steel sink with chrome mixer tap below. Built in fridge/freezer, double electric oven, hob and extractor above. Laminate splashback. Radiator. Wood effect laminate flooring.

#### LIVING ROOM

Large uPVC double glazed window to front and uPVC double glazed window to the side. Log burner with red brick surround and slate hearth. Radiator. Wood effect laminate flooring. Opaque glazed wooden door to the.....

#### UTILITY ROOM

Half uPVC double glazed door to rear and two uPVC double glazed windows to rear and side. Wooden base level cabinets with laminate worktop with stainless steel sink and chrome mixer tap. Tiled splashback. Space for white goods. Radiator. Fusebox. Wood effect laminate flooring.





### **BEDROOM ONE**

uPVC double glazed window to rear. Large wardrobe. Radiator.

### **BEDROOM TWO**

uPVC double glazed window to side. Large wardrobe. Radiator. BT socket.

### **BATHROOM**

Opaque double glazed uPVC window to rear. Three piece suit comprising W/C, hand wash basin with chrome taps, cupboard below and tiled splashback. Electric shower with glass screen and panelled surround. Radiator. Cupboard containing the Grant oil fired boiler with hot water tank. Wood panelled ceiling. Wood effect laminate flooring.





#### REAR GARDEN

Concrete area with wooden garden shed and steps leading to a southerly facing lawn area with wooden trellis surround. Stone walls with further steps leading to gravel area. Wooden fence surrounding. Oil tank. Outdoor lighting.

#### DRIVEWAY

Private driveway, tarmac at the bottom opening up to a large gravel area with ample parking for 6-8 cars bordered by a wooden fence. Access to the rear garden to both sides of the property through wooden gates.

#### AGENTS NOTE

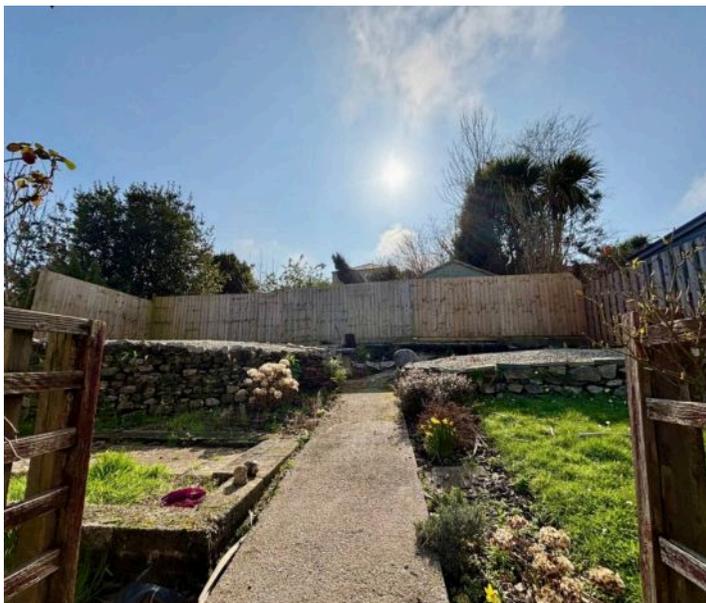
This is being sold with no onward chain as a probate sale. We understand that probate has now been applied for with a local solicitor.

EPC - D

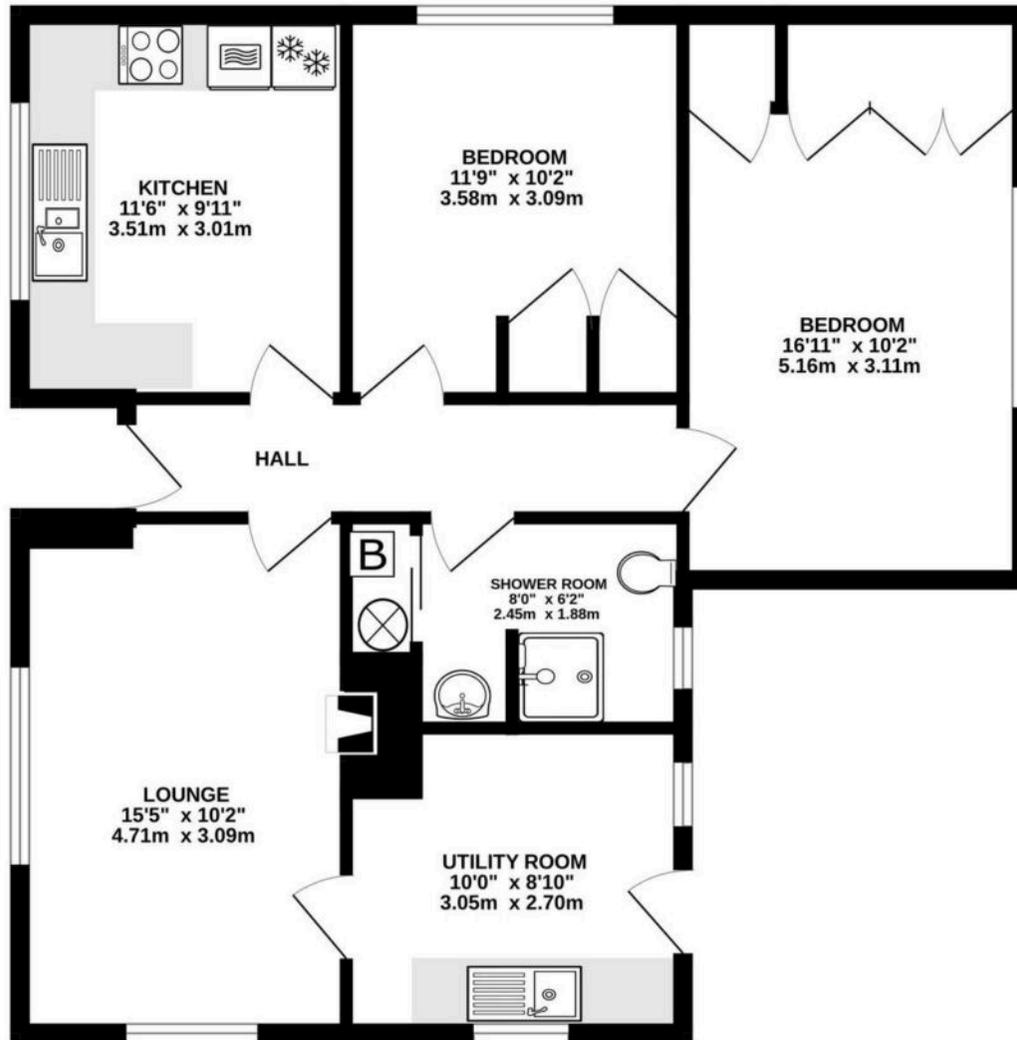
Council Tax - C

Tenure - Freehold

SERVICES: Mains electricity and water with oil tank.



GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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.  
Made with Metropix ©2026

Heather & Lay  
*The local property experts*



## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay  
*The local property experts*