



91 Round Ring Gardens, Penryn
Guide price £235,944



Heather & Lay
The local property experts

- Section 106 local buyers only
- Built by Persimmon Homes Limited
- Well presented semi-detached family home
- Three bedrooms
- Secure garden to the rear
- Garage & driveway parking

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.





THE PROPERTY

This property has been valued on an open market basis at £360,000 and due to the 106 affordable housing scheme we are marketing the property at a reduced price that equates 65.54% of the open market value.

Built in 2011 by Persimmon Homes Limited this three bedroomed semi-detached family home is modern, full of natural light, spacious and well-presented. On the ground floor there is the main entrance and integral garage, on the first floor we have an "L" shaped sitting room to the front and a full width kitchen/dining room to the rear that opens out onto the rear garden. On the second floor there are three bedrooms, main with en suite and the family bathroom. There is off-road parking to the front and a rather nice garden at the rear that is secure with high walling.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

ENTRANCE

Door to garage. Radiator. Turning staircase leading up to...

FIRST FLOOR LANDING

Doors to sitting room, kitchen/dining room and cloakroom/WC. Radiator. Staircase leading up to the second floor.

SITTING ROOM

'L-shaped' with two windows facing the front. This larger than expected room is light and bright and has a nice outlook. Wood flooring. Radiator.

KITCHEN/DINING ROOM

Modern range of eye and base units with white door and drawer fronts complimented by dark worktops with inset stainless steel sink and drainer with mixer tap. Tiled splashback. Built-in appliances include electric oven, gas hob with extractor over and dishwasher. The dining end is to the other side of the room and is large enough to fit a six seater table and chairs plus there is a French door that opens out into the rear garden making this a lovely area to sit and eat during the summer months.

CLOAKROOM/WC

White pedestal wash basin and low flush WC. Extractor fan. Radiator.





SECOND FLOOR LANDING - Doors to each bedroom and family bathroom. Airing cupboard with pressurised hot water system. Obscure double glazed window to the side. Loft hatch.

BEDROOM ONE - Good-sized room with window facing the front. Built-in wardrobes and overhead storage. Radiator. Door to....

EN SUITE SHOWER ROOM - White suite comprising walk-in fully tiled shower cubicle with plumbed shower over, low flush WC and pedestal wash basin. Mirror and tiled splash back over. Obscure double glazed window. Radiator. Extractor fan.

BEDROOM TWO - Window to rear overlooking the garden. Radiator.

BEDROOM THREE - Window to rear overlooking the garden. Radiator.

BATHROOM - White suite comprising panelled bath with plumbed shower over and tiling to wet areas, low flush WC and pedestal wash basin. Tiled splash back. Fitted mirror. Shaver point. Extractor fan. Radiator.

OUTSIDE

GARDEN - Pretty front garden with off-road parking and side steps and gateway which leads to a sunny and secure rear garden that is laid to lawn.

GARAGE - Integral garage with roller vehicular access door. Utility area with stainless steel sink and drainer with cupboards beneath and roll top work surface. Space and plumbing for washing machine. Deep under stair storage cupboard. Power and light. Electric consumer unit. Door into house.

DRIVEWAY - Tarmacadam driveway with parking space leading to the garage,

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

SERVICES: Mains electricity, gas, water & drainage



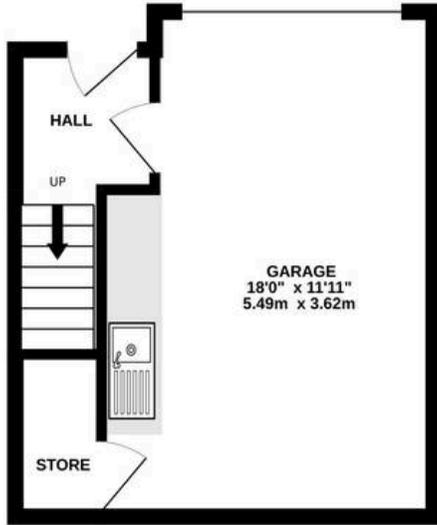
106 AGREEMENT: Eligibility Preference given to those with a local connection to Penryn however we can also consider those with a Cornwall connection if no applicants with the town connection come forward after a period of 2 weeks from advertising: Please note that our nomination rights allow for an under occupancy clause to be used and so we would not immediately consider anyone who would be under occupying by more than 1 bedroom. For example a 3 bedroom property would be prioritised for those with a 3 bed need and if you asked us to consider a couple/single applicant we would expect you to demonstrate that no 3 bed applicants had made an offer.

3 years + current residency OR 3 years + permanent employment 16 hours + per week OR Permanent residency for 10 out of the first 16 years of life OR Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister) where there is independent evidence that the family member is in need of or can give support for the foreseeable future or on an ongoing basis OR Other special circumstances that mean the applicant needs to reside therein.

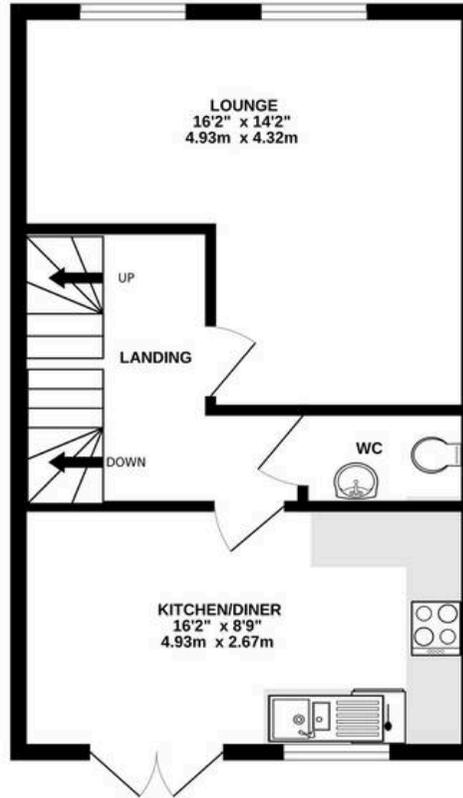
In addition the applicant will need to: Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market, Have a maximum household income of £80,000, Have a minimum 10% deposit (or 5% with relevant AIP), Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of) Have viewed and offered on the property. The 106 agreement states that the house must be sold at 65.4% of the open market value which in this case has been agreed at £360,000. Any potential purchaser must be registered with the 'Help to Buy South West Scheme' and to meet the councils criteria. A copy of the 106 agreement can be seen at our office.



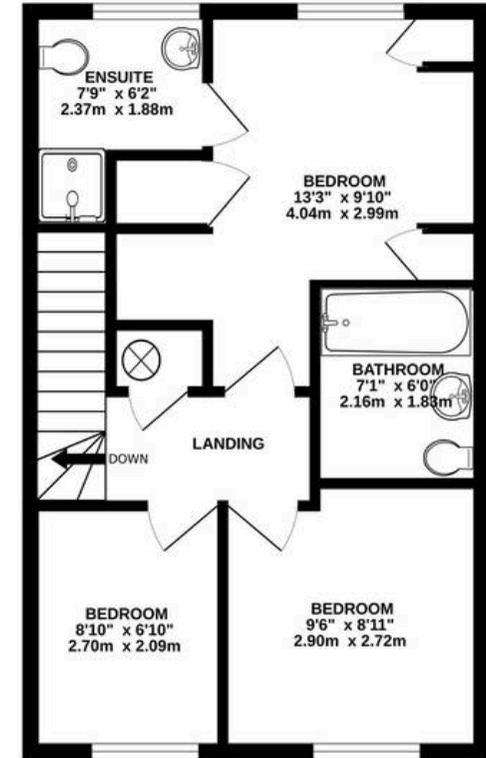
GROUND FLOOR
263 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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