



10 Treverbyn Rise, Penryn

£315,000 Freehold

Semi-detached 3-bed bungalow off Green Lane., lounge, split-level kitchen/diner, garage, parking for 3 cars, private rear garden. Close to Penryn, schools, shops, and station. No onward chain.

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- Freshly decorated, 1970s semi detached bungalow
- Popular residential area
- Three bedrooms
- Sitting room
- Extended split level kitchen & dining room
- Tiled shower room/WC
- Gas radiator central heating; UPVC double glazed windows & doors
- Level established plot
- Enclosed & private rear garden
- Generous single garage, driveway parking for 3 cars
- No onward chain

THE PROPERTY

Quite a find! This appealing, semi detached bungalow occupies a great spot, off sought after Green Lane, set within a level and established plot that is private at the rear. Well equipped three bedroom accommodation with lounge and extended split level kitchen and dining room. Garage and drive to fit three cars comfortably. A great opportunity, being sold with no onward chain.

THE LOCATION

Treverbryn Rise is a select close of mostly bungalows, set off popular Green Lane on the outskirts of Penryn. The town is nearby as is Penryn railway station, Asda superstore, and infant and primary schools, together with Penryn college and Falmouth university.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) uPVC double glazed and panel effect front door into...

HALLWAY

Radiator. Dado rail. Central heating thermostatic control. Access to loft. Pine panel doors to three bedrooms, dining room, kitchen, shower room/WC and...

SITTING ROOM 13' 5" x 11' 10" (4.08m x 3.35m)

UPVC double glazed window to front. Open fire place with timber surround (non-functional). Radiator.

DINING ROOM/KITCHEN EXTENSION

DINING AREA 8' 8" x 8' 4" (2.64m x 2.55m) Two built-in cupboards, one a boiler cupboard housing a 'Worcester' gas boiler fuelling radiator central heating and hot water supply. Glazed cabinet, worktops with cupboards underneath. Radiator. Dado rail. Wide archway and step down to...



KITCHEN 9' 1" x 7' 11" (2.76m x 2.41m) Stylish gloss white fitted units at base and eye level with roll top work surfaces and inset stainless steel sink and drainer with mixer tap space for under counter fridge freezer. Zanussi double oven cooker and grill with induction hob. Extractor. Glaze tile splashback. uPVC double glazed window to side and to rear overlooking the garden and distant wooded view. UPVC wood effect and double glazed stable door to garden.

BEDROOM ONE 11' 9" x 10' 10" (3.57m x 3.30m)
UPVC double glazed window to front. Radiator.

BEDROOM TWO 11' 10" x 7' 1" (3.35m x 2.41m)
UPVC double glazed window to side. Radiator.

BEDROOM THREE 11' x 6' 1" (3.35m x 2.12m)
UPVC double glazed window to rear. Radiator.

OUTSIDE

Driveway to park three cars in tandem to the garage. A lawned front garden with shrub borders including azalea, camellia, hydrangea, box. Four steps and rail from driveway, pathway to front door.

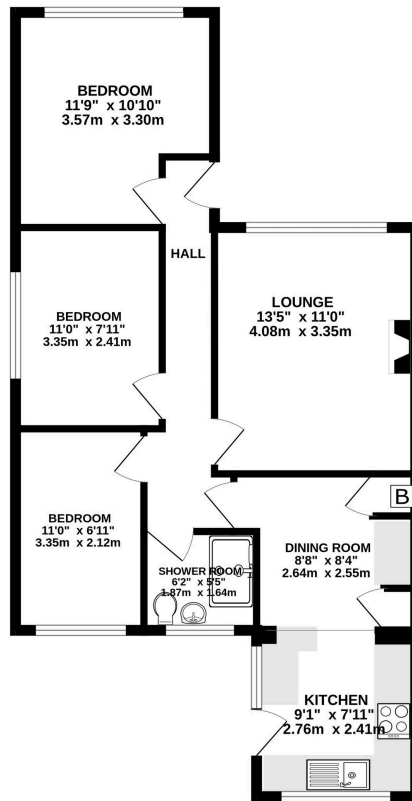
REAR GARDEN

This area has a pleasant open outlook and orientation to enjoy afternoon and evening summer sunshine. Level, enclosed by a stone wall and timber panel fencing with an area of lawn and paved terrace. Shrub border. Timber shed. Power and light. Outside tap and water butt.

GARAGE 17'8" x 10'1" (5.38m x 3.07m) Single garage. Up and over door. Window. Power and light.



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA - 675 sq.ft. (62.7 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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AGENTS NOTE

The attic is spacious with ladder access (the attic is spacious and has potential for conversion subject to building regulations etc.). A PIV (Positive Input Ventilation system) has been installed.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES: Mains water, electricity and drainage.



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