



38 Old Well Gardens, Penryn

Guide Price £395,000



Heather & Lay
The local property experts

- Detached family home
- Three bedrooms
- Nicely presented
- Large kitchen/diner
- Utility room
- Garage
- Very nice rear garden

THE PROPERTY

Modern development above Penryn on a no-through road. This very nicely presented family home is detached and has three bedrooms, sitting room, large kitchen/diner, utility room and W/C on the ground floor plus three bedrooms with the master having en-suite facility and a separate family bathroom. There are two parking spaces in tandem in front of the garage and to the rear a very nice garden that is both private and sunny.



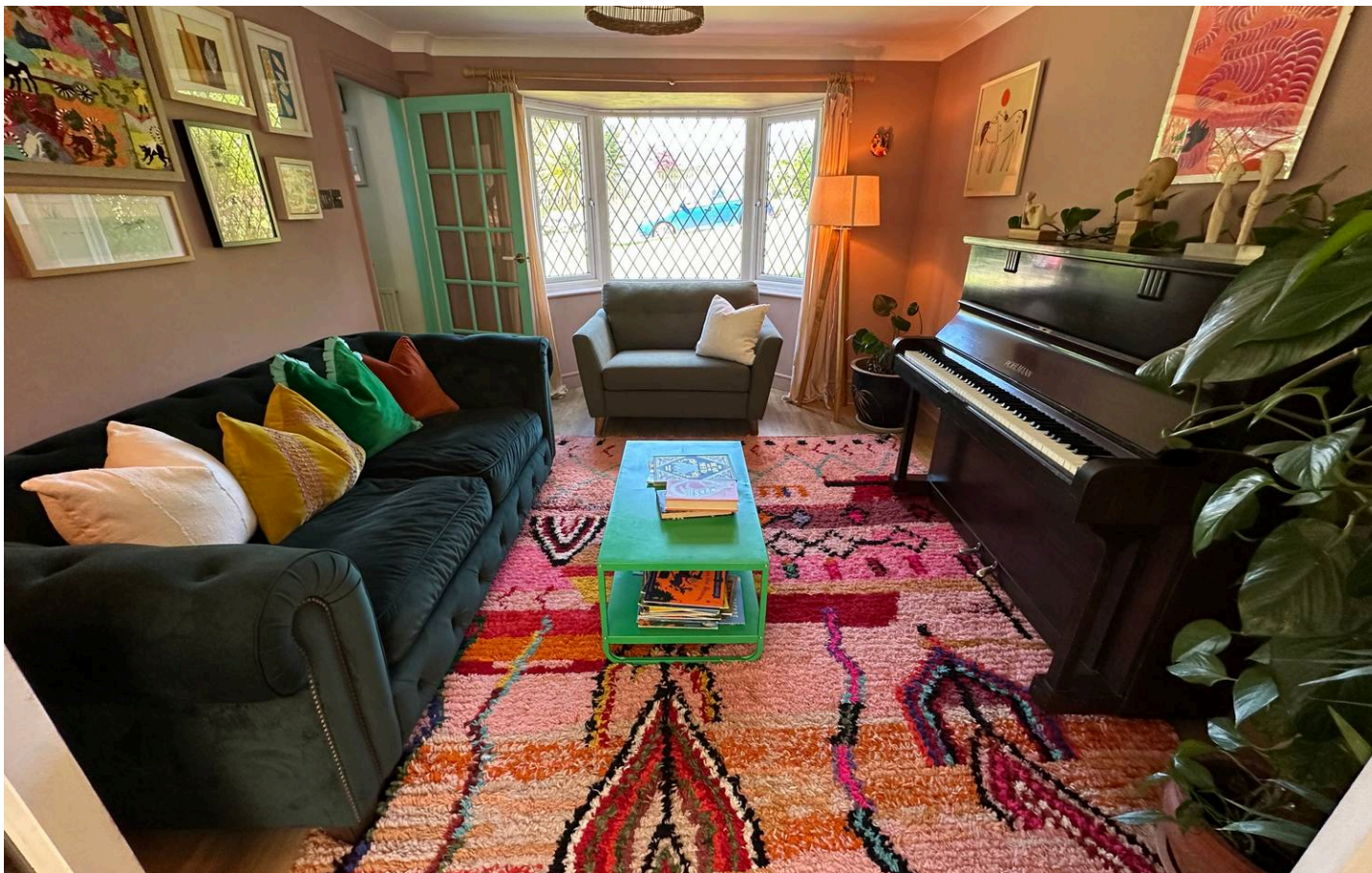
THE LOCATION

Old Well Gardens is a 'no through road' located on the Northern and favoured St Gluvias/Enys side of Penryn. Most of the properties in this location were built in the 1980's and 90's and enjoy plots much larger than those of their modern counterparts. Here one benefits from being close to town but away from the immediate through traffic and noise, as well as being on the edge of an 'Area of Outstanding Natural Beauty' on the Carrick Roads with stunning scenery and the popular villages of Mylor and Flushing close by.

Penryn is a historic and ancient market town with an active community and excellent everyday facilities including a nursery, primary and secondary schools. The town enjoys good communication with Falmouth via its bus service and train station, which links to Truro city and mainline Paddington. Penryn is enjoying something of a renaissance witnessed in the regeneration and development of Penryn's inner Harbour area providing riverside accommodation and extensive and exciting dining options. Penryn Campus is occupied by both Falmouth and Exeter Universities sharing buildings, facilities and services as part of the combined universities in Cornwall project; this recent transition into a University town is creating a real 'buzz' for the area. Falmouth town (approximately 2 miles) is a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink.







ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Entrance Hall: Door to kitchen, W/C and sitting room. Stairs to first floor.

Cloakroom

SITTING ROOM

4.2m x 3.4m (13'9" x 11'1") plus bay window. Bright room with bay window to the front and multipane internal doors through to the dining room.

KITCHEN/DINER

Superb open plan L-shaped kitchen/diner, making the space ideal for families. Kitchen Area - 4.86m x 2.7m (15'11" x 8'10") Fitted kitchen with a comprehensive range of wall and base units, drawers and cupboards, solid wood work surface with double ceramic "butler" sink, integrated fridge, dishwasher plus free-standing cooker. Window looking out to the rear garden, door to the utility room and open to the dining area. Dining Area - 3.55m x 2.6m (11'7" x 8'6") Plenty of room for table and chairs, French doors out to the rear garden.

UTILITY ROOM

2.26m x 2.4m (7'4" x 7'10") Just off the kitchen, Units with inset stainless-steel sink and space for white goods. Rear door into the garage plus door and window to the rear garden.

W/C

WC, hand wash basin on a wooden top, ladder style heated towel rail, obscured window to the front.

FIRST FLOOR LANDING

Doors to all bedrooms, loft hatch and airing cupboard.

BEDROOM ONE

4.2m x 3.4m (13'9" x 11'1") Bay window to the front with pleasant view, radiator. Door to the ensuite.



EN SUITE

2.75m x 1.45m (9'0" x 4'9") Very nicely designed, modern shower room, comprising; large walk-in shower cubicle with glass screen and plumbed shower over, concealed cistern WC and hand wash basin on vanity unit. Fully tiled room with obscured window to the front and ladder style heated towel rail.

BEDROOM TWO

3.25m x 2.65m (10'7" x 8'8") plus fitted storage cupboard. Window to the rear. Radiator.

BEDROOM THREE

2.75m x 2.3m (9'0" x 7'6") Window to the rear. Radiator.

FAMILY BATHROOM

2.8m x 1.75m (9'2" x 5'8") White three-piece suite, with bath and glass screen and mixer tap shower over, low level flush WC, pedestal hand wash basin. Obscured window to the side.

GARDEN

The front garden is neatly landscaped with paved driveway for two vehicles in tandem, lawn with palm/fern tree and bordered edging. Gates to the side lead to...

The rear garden is private and secure, looking wonderful in the afternoon sunshine and a very pleasant place to sit and enjoy the birdsong. Pergola seating area with electric socket.

GARAGE

5.45m x 2.6m (17'10" x 8'6") Metal up and over door to the front driveway. Light and power, RCD fusebox. Door to the rear that leads back into the utility room. Outside

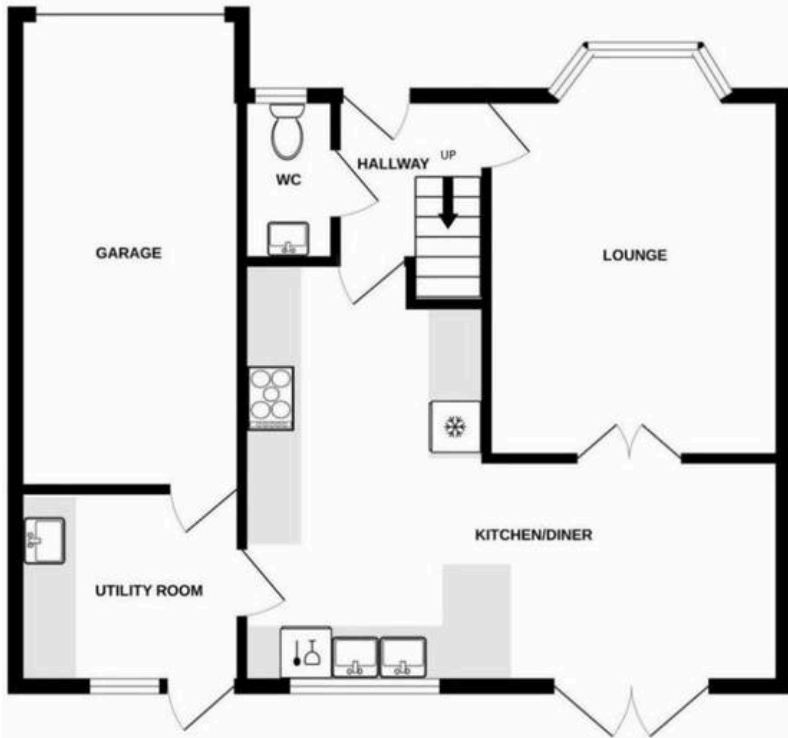
SERVICES

EPC

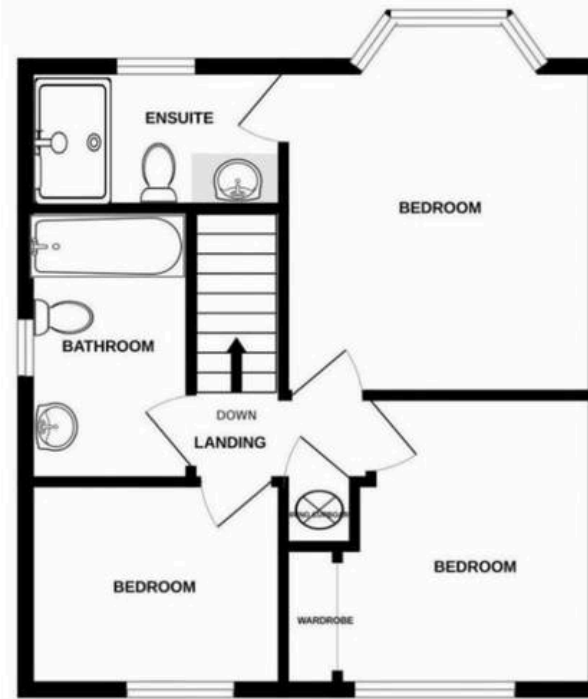
COUNCIL TAX



GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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