



44 Round Ring Gardens, Penryn

Guide Price £230,000



Heather & Lay
The local property experts

- Modern two-bedroom home built in 2012
- Excellent value
- Offered with immediate vacant possession and no onward chain
- Bright and spacious living room with contemporary kitchen/diner
- Ground floor cloakroom/WC and useful understairs storage
- Enclosed level rear garden with patio, lawn and outbuilding
- Private tandem car port providing parking for two vehicles plus additional storage
- Attractive position overlooking a pedestrian pathway and wooded gardens
- Popular development with green spaces, children's play area and countryside walks nearby
- Excellent access to Penryn, Falmouth, Mylor, transport links and the University campus
- Please watch our property video tour

SERVICES: Mains electricity, gas, water and drainage - gas central heating via a combination boiler fuelling the radiators and hot water. Fully double glazed windows and external doors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

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 pays £26.76 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.



THE PROPERTY

Built in 2012 by Persimmon Homes, this modern home at Round Ring Gardens offers stylish, low-maintenance living. Set within a thoughtfully designed development with open green spaces and a children's play area, it combines contemporary living with a welcoming, family-friendly environment. Beautifully presented and arranged over two floors, the property enjoys a desirable position overlooking a pedestrian pathway and attractive wooded gardens, providing a pleasant open outlook. Having been successfully let since new, the property has recently been refreshed and updated, and is now offered to the market with vacant possession, ready for its next owner.

The accommodation begins with a useful entrance porch, leading into a bright and spacious living room with a front aspect window and stairs rising to the first floor. To the rear, the kitchen/dining room is fitted with a range of eye and base-level units, an integrated oven with a four-ring gas hob and extractor hood over, a stainless steel sink, and space for further white goods. A door opens directly onto the rear patio and garden, creating an ideal space for everyday living and entertaining. A useful understairs storage cupboard and a ground floor WC/cloakroom complete the accommodation on this level. Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefiting from two front-facing windows enjoying an attractive tree-lined outlook. The modern family bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin, WC and a heated towel radiator.

Outside, the front garden is attractively planted, while the enclosed rear garden has been designed for ease of maintenance with a patio, level lawn and pathway leading to a side gate providing access to the front. A particular feature of the property is the nearby tandem car port, offering covered parking for two vehicles or useful additional storage space—a practical benefit that is not often found within modern developments. The property benefits from mains services, gas-fired central heating via a combination boiler, and is subject to a modest estate management charge. Offered for sale with immediate vacant possession and no onward chain, this is an excellent opportunity for first-time buyers, downsizers or investors alike.





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 transport 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.

FRONT GARDEN

A pedestrian pathway leads to the front entrance, bordered by a variety of shrubs and planting. Exterior lighting and a letterbox are in place, with the electric and gas meter boxes positioned to the front of the property.

REAR GARDEN

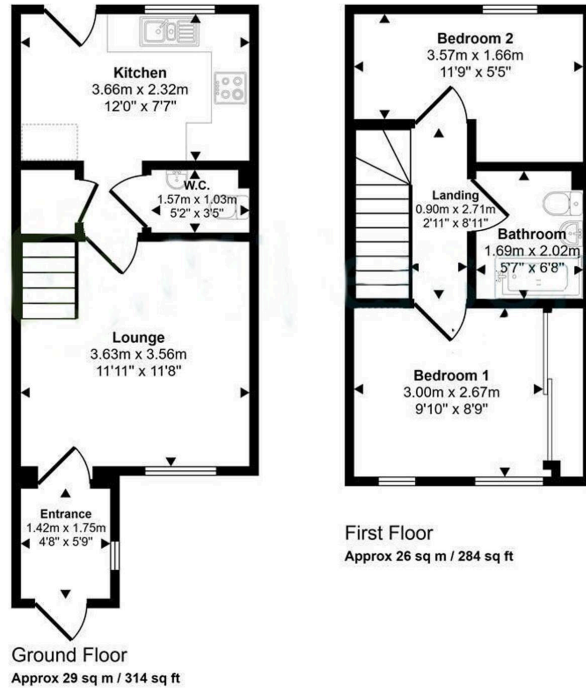
The enclosed rear garden is bordered by timber fencing and has been attractively landscaped, featuring a generous lawn with mature shrubs along the rear boundary. A patio extends directly from the kitchen/dining room, creating an ideal space for outdoor dining and entertaining while enjoying the afternoon and evening sun in a private setting. The garden also benefits from an outside light, a pathway leading to the side gate providing access to the front of the property, and a useful garden outbuilding positioned in the rear corner, offering excellent storage.







Approx Gross Internal Area
56 sq m / 599 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

CARPORT & PARKING

A fantastic and practical car port located a short walk away from the house with an apex roof providing additional room for storage and enough space for two vehicles in tandem. Further residential parking is available nearby on the cul-de-sac.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers -

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers -

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.





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