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**Penryn, Cornwall**

**Guide Price £350,000**  
**Freehold**







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### Property Introduction

This detached bungalow benefits from an elevated viewpoint set on a spacious corner plot in Penryn.

Consisting of one bedroom, a lounge, a modern kitchen/diner, conservatory and a shower room, the property is well presented and offers scope to extend, subject to any necessary permissions.

The rear garden is enclosed by fencing and has a large patio to the side with a terrace to the front, also to the front there is driveway parking and a detached garage.

### Location

The property is situated in Green Lane and benefits from elevated views along the Penryn river and surrounding countryside. Green Lane is within a popular residential area being conveniently situated for the Penryn railway station, the primary and secondary schools of Penryn and also the Tremough university campus.

Penryn is a bustling harbour side town steeped in history with a good range of individual shops, cafes and public houses, there is also a doctor's surgery, Post Office and convenience store. A variety of supermarkets are situated on the outskirts of the town. Buses and trains run regularly from Penryn to the harbour side town of Falmouth or Truro city centre.

### ACCOMMODATION COMPRISES

Steps up to double glazed front door with side glazed panels, opening into:-

#### HALLWAY

Laminate flooring, storage for coats and shoes, radiator. Door to:-

#### LOUNGE 13' 11" x 13' 5" (4.24m x 4.09m)

Double glazed window. Feature fireplace housing gas fire (currently not connected). Double glazed door to conservatory and radiator.

### **KITCHEN/DINER 15' 3" x 9' 5" (4.64m x 2.87m)**

Range of floor and wall mounted units with worktop over incorporating a one and a half bowl sink and drainer. Double glazed window over, and further double glazed window to hallway. Island with seating and storage under. Space for fridge/freezer. Integrated oven and hob and extractor hood above. Further handy shelving and wine rack, integrated wine fridge and space for microwave. Radiator. Doors to:-

### **CONSERVATORY 19' 3" x 9' 1" (5.86m x 2.77m)**

Windows with fitted blinds to three sides, double doors out glazed roof with fitted blinds.

### **BEDROOM ONE 11' 10" x 10' 5" (3.60m x 3.17m)**

Double glazed window looking out to rear garden, radiator.

### **SHOWER ROOM**

Splash boarding to walls, two double glazed obscure glass windows. Walk-in shower cubicle housing mains water shower, vanity wash hand basin and low level WC. Heated towel rail and fitted cupboard.

### **OUTSIDE FRONT**

Driveway parking for several cars. Paved terrace and access to:-

### **DETACHED GARAGE 19' 9" x 11' 9" (6.02m x 3.58m)**

Having lighting, electric and up and over door.

### **REAR GARDEN**

Fully enclosed with fenced surround and pedestrian gate. Lawned with shrubs, established borders and plants, which continue around to the front terrace. Large patio to side and elevated views down to Penryn River and surrounding countryside.

### **SERVICES**

The property benefits from mains water, mains drainage, mains gas, mains electric.

### **AGENT'S NOTES**

Please be advised that the property's Council Tax band is band 'B'.

### **DIRECTIONS**

From Kernick Road in Penryn, proceed towards Green Lane, turn left at the blue bridge. Continue up the hill and the property is on the left hand side on the corner. If using What3words:- wimp.tram.dentistry

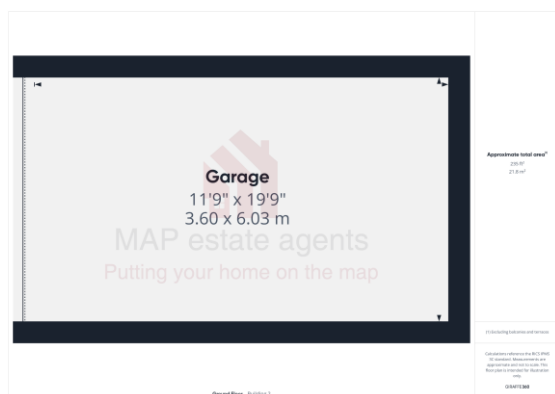
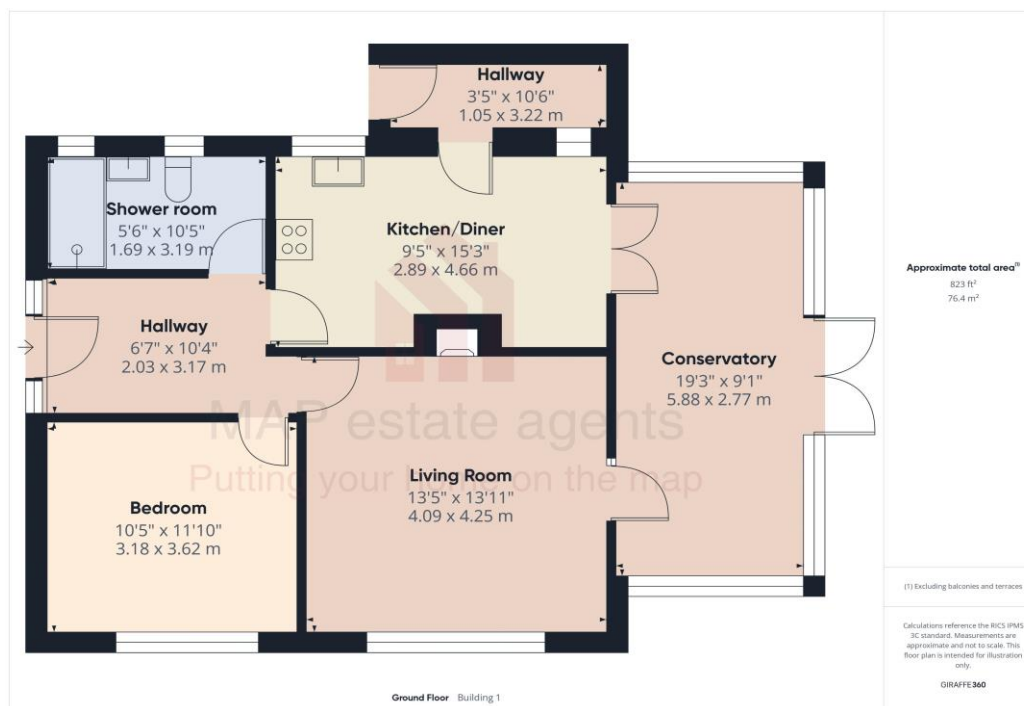






## MAP's top reasons to view this home

- Detached bungalow set on an elevated corner plot
- Located close to railway station and schools in Penryn
- Views down to Penryn River
- Scope and space to extend if desired
- Bedroom
- Lounge and conservatory
- Modern kitchen
- Modern shower room
- Sizeable garden to rear and terrace and patio to front/side
- Detached garage and driveway



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