

Round Ring Gardens

Penryn

TR10 9RO

Guide Price £250,000

- NO ONWARD CHAIN
- TWO WELL-PROPORTIONED BEDROOMS
- FURTHER PICTURES TO FOLLOW
- OFF ROAD PARKING AVAILABLE
 - POPULAR RESIDENTIAL LOCATION
 - PERFECT FIRST HOME
 - CONNECTED TO ALL MAINS SERVICES
- CLOSE TO RENOWNED COASTAL WALKS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 581.25 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to bring to the market this immaculately presented two-bedroom semi-detached home, ideally positioned within an extremely sought-after location. Offered for sale with no onward chain, this superb property presents an exceptional opportunity for first-time buyers, investors, or those seeking a low maintenance yet stylish home.

Upon entering the property, you are welcomed by a bright and airy entrance porch which sets the tone for the accommodation beyond. This leads seamlessly into a generously sized lounge, flooded with natural light and providing a comfortable and inviting space to relax or entertain. The well-appointed kitchen/diner is thoughtfully designed, offering ample storage and worktop space, making it ideal for both everyday living and social occasions. A convenient ground-floor cloakroom completes the lower level.

The first floor continues to impress, boasting two well-proportioned bedrooms, both presented to an excellent standard and offering flexibility for a home office or guest room if required. The accommodation is completed by a modern family bathroom, finished with tasteful fittings and designed for both comfort and practicality.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn, creating a private and versatile outdoor space. Whether hosting summer soirées, enjoying al fresco dining, or simply unwinding while soaking up the Cornish sunshine, this garden offers something for everyone. To the front, the property further benefits from off-road parking for one vehicle, a highly desirable feature in this popular location.

The home is connected to mains water, electricity, gas, and drainage, and falls under Council Tax Band B, helping to keep running costs attractive.

LOCATION

Penryn is a historic, character-filled Cornish town that blends its deep heritage with contemporary living. Famous for its narrow lanes, distinctive architecture, and friendly atmosphere, it offers a lifestyle rich in culture and convenience. As one of Cornwall's oldest settlements, its maritime past can still be seen throughout the waterfront and traditional buildings. Today, Penryn has grown into a lively centre with an expanding creative community, independent boutiques, inviting cafés, and artisan dining spots, making it an attractive place for both long-time residents and newcomers. The town also hosts parts of the University of Exeter's Cornwall campus and Falmouth University, bringing a vibrant student presence and youthful energy. With strong public transport connections including a train station offering direct routes to Truro and its close proximity to the bustling coastal town of Falmouth, Penryn provides an ideal mix of relaxed living with easy access to both urban conveniences and seaside attractions.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE PORCH

Skimmed ceiling. Double glazed window to the side aspect. Skirting. Matted flooring. uPVC double glazed door leading to:

LOUNGE

Skimmed ceiling. Smoke alarm. Consumer unit. Double glazed window to the front aspect. Thermostat. Two radiators. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN/DINER

Skimmed ceiling. Recessed spotlights. Extractor fan. Double-glazed window to the rear aspect. A range of wall and base fitted storage cupboards. Ideal gas combination boiler. Splash-back tiling. Gas oven with four-ring hob and extractor hood over. Stainless steel wash basin with drainage board. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

CLOAKROOM

Skimmed ceiling. Extractor fan. Splash-back tiling. Wash basin. W.C. Skirting. Vinyl flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Dri-Master. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM ONE

Skimmed ceiling. Two double glazed windows to the front aspect. Full-length built-in wardrobe with sliding doors. Radiator. Multiple plug sockets. Telephone point. Skirting. Carpeted flooring.

BATHROOM

Skimmed ceiling. Recessed spotlights. Extractor fan. Splash-back tiling. Electric shower over the bath. Shaver point. Wash basin. Heated towel rail. W.C. Skirting. Vinyl flooring.

BEDROOM TWO

Skimmed ceiling. Access into a partially boarded loft space. Double glazed window to the rear aspect. Radiator. Skirting. Television point. Telephone point. Multiple plug sockets. Carpeted flooring.

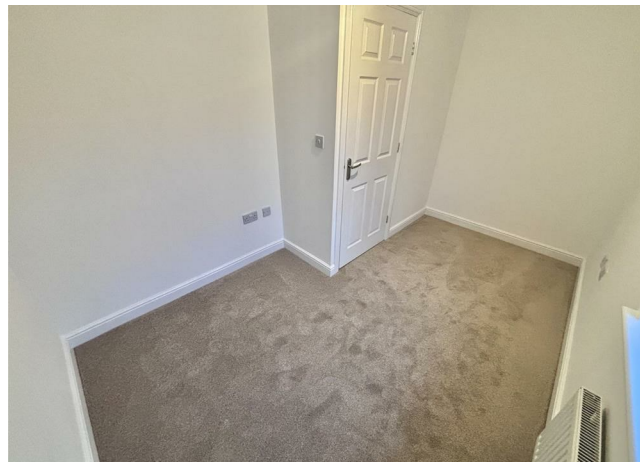
EXTERNALLY

GARDEN

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn, creating a private and versatile outdoor space. Whether hosting summer soirées, enjoying al fresco dining, or simply unwinding while soaking up the Cornish sunshine, this garden offers something for everyone.

PARKING

To the front, the property further benefits from off-road parking for one vehicle, an abundance of on-street parking can also be found close by.



SERVICES

The home is connected to mains water, electricity, gas, and drainage, and falls under Council Tax Band B, helping to keep running costs attractive.

AGENTS NOTE

The property is subject to an annual service charge of £321.17, which contributes to the maintenance and upkeep of the communal areas of the estate.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Off Street and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

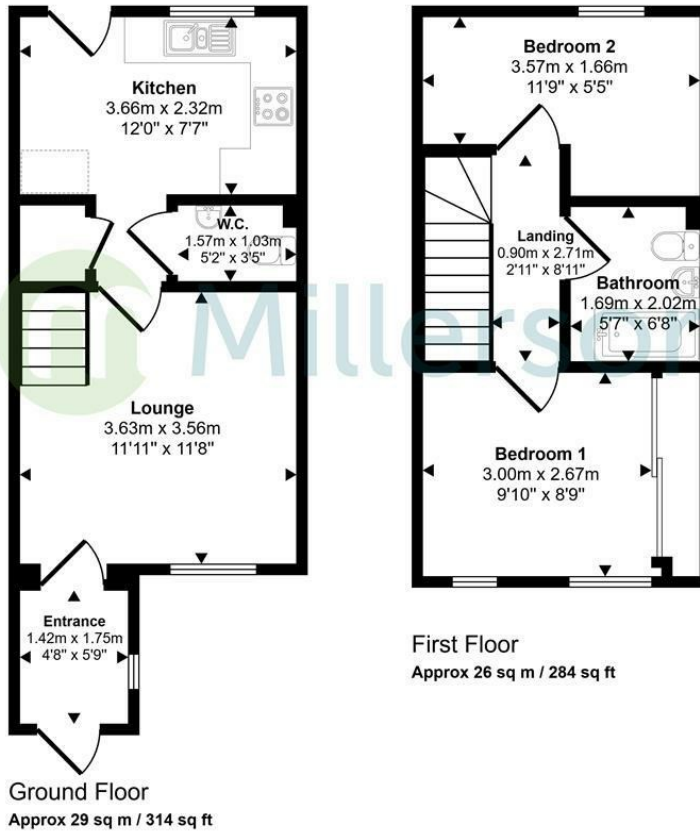
Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

www.millerson.com

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