



Trewarton Road | | Penryn | TR10 8JB

Offers Over £300,000



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- Garage And Driveway Parking
- Enclosed Rear Garden
- Well Presented
- Desirable Location

Positioned on Trewarton Road, this two-bedroom bungalow with additional attic space has been very well cared for and boasts driveway parking, a garage and a well planted rear garden.

Enjoying an elevated position, this ideal family home offers a well-equipped kitchen / breakfast room, along with a separate living room. The kitchen has a range of base, wall, and drawer units along with space for a cooker and under counter appliances. This sociable room also has an area to accommodate a dining table.

The living room is found to the front and enjoys a pleasant far-reaching outlook.

The ground floor accommodation is complete with two bedrooms, a third room with stairs rising, and the bathroom. The latter is presented to standards matching the rest of the property and comprises shower over bath, hand wash basin and WC.

The first floor of the property offers a useful attic room which could suit a variety of uses.

As mentioned, there is driveway parking, a garage, and an enclosed rear garden, this is in addition to a lawned and attractive garden to the front.

Viewings are recommended to appreciate all that is on offer.





INFORMATION

Tenure - Freehold

Broadband : Standard – 12mbps to 47mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr108jb&uprn=100040036525>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, THREE, O2 & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=tr108jb&uprn=100040036525>)

Council Tax – Band B – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/76783185>)

We understand the property has Mains Electric, mains water and mains drainage with gas central heating. Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars.

They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, 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 agreeing a sale and we will inform you of what we require prior to agreeing a sale.

ACCOMMODATION

HALLWAY

BEDROOM

10'8" x 10'3" (3.27 x 3.14)

LIVING ROOM

11'3" x 13'4" (3.43 x 4.07)

KITCHEN / BREAKFAST ROOM

7'4" x 18'10" (2.24 x 5.75)

BATHROOM

6'0" x 5'3" (1.84 x 1.62)

INNER HALLWAY

4'3" x 8'2" (1.30 x 2.49)

With stairs rising

BEDROOM

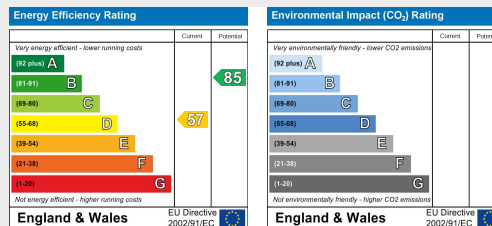
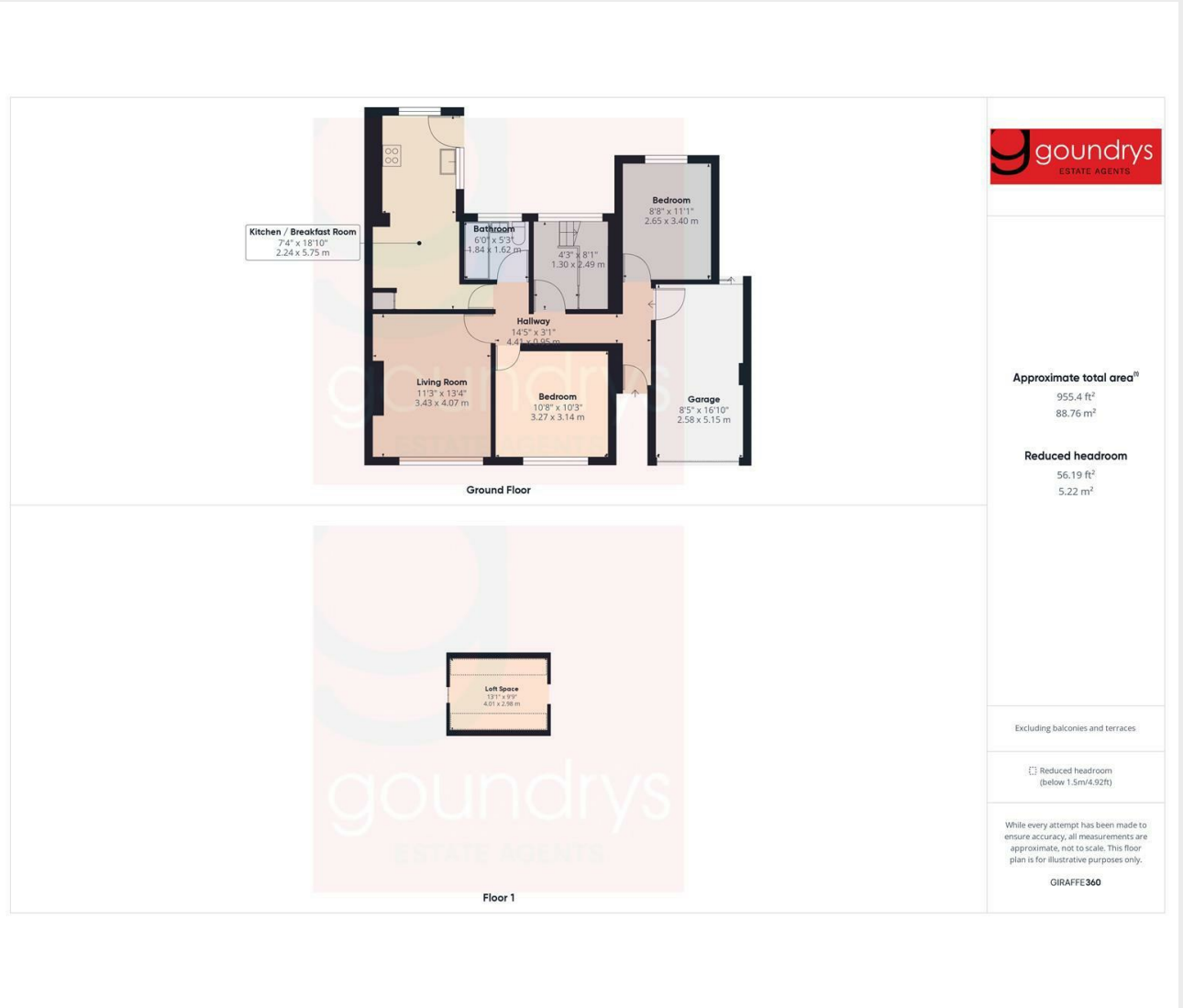
8'8" x 11'1" (2.65 x 3.40)

FIRST FLOOR ATTIC SPACE

13'1" x 9'9" (4.01 x 2.98)

GARAGE

2.58 X 5.15



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