

TOM WILLS

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PERSONAL PROPERTY AGENTS

94 Round Ring Gardens

Penryn, TR10 9DE

£330,000

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A lovely three-bedroom detached home, set back from the road in a quiet cul-de-sac, featuring generous two-tiered, south-facing gardens and pleasant far-reaching views. The well-appointed accommodation includes a beautifully refitted kitchen with quartz worktops and integrated appliances, a master bedroom with en-suite, a modern family bathroom, and a ground-floor WC. The property also benefits from a nearby garage with parking directly in front.

- Modern and detached
- 3 bedrooms
- Master en-suite, family bathroom plus ground floor WC
- Quiet position and far reaching views
- Generous two-tiered garden
- Beautifully refitted kitchen with built in breakfast/dining bar
- Nearby garage and parking space
- Economic and low maintennace
- Popular side of the town
- Easy reach of Penryn Town Centre, Falmouth Harbour/ Beaches plus Truro City

























THE PROPERTY
Tucked away in a quiet, private corner of Round Ring Gardens, this attractive detached home enjoys a lovely position as one of just three homes in a small row. A well-maintained front garden and pathway lead to a welcoming entrance hall. To the right, you'll find a convenient downstairs WC, while a corner door opens into a spacious living room with room for dining.

At the rear of the property and facing south, a superbly refitted kitchen with quartz worktops and integrated appliances offers room for a table along with the breakfast bar, with ample storage options.

Upstairs, the home features three well-sized bedrooms: two doubles—including a principal bedroom with its own en-suite shower room—and a comfortable single room. A modern family bathroom serves the remaining bedrooms.

Outside, the property benefits from a tiered, south-facing rear garden that captures sunlight throughout the day. From the patio seating area, steps lead down to a lawned garden area/ from here a path leads down to a single garage with a 985 year lease within a block and private parking in front.

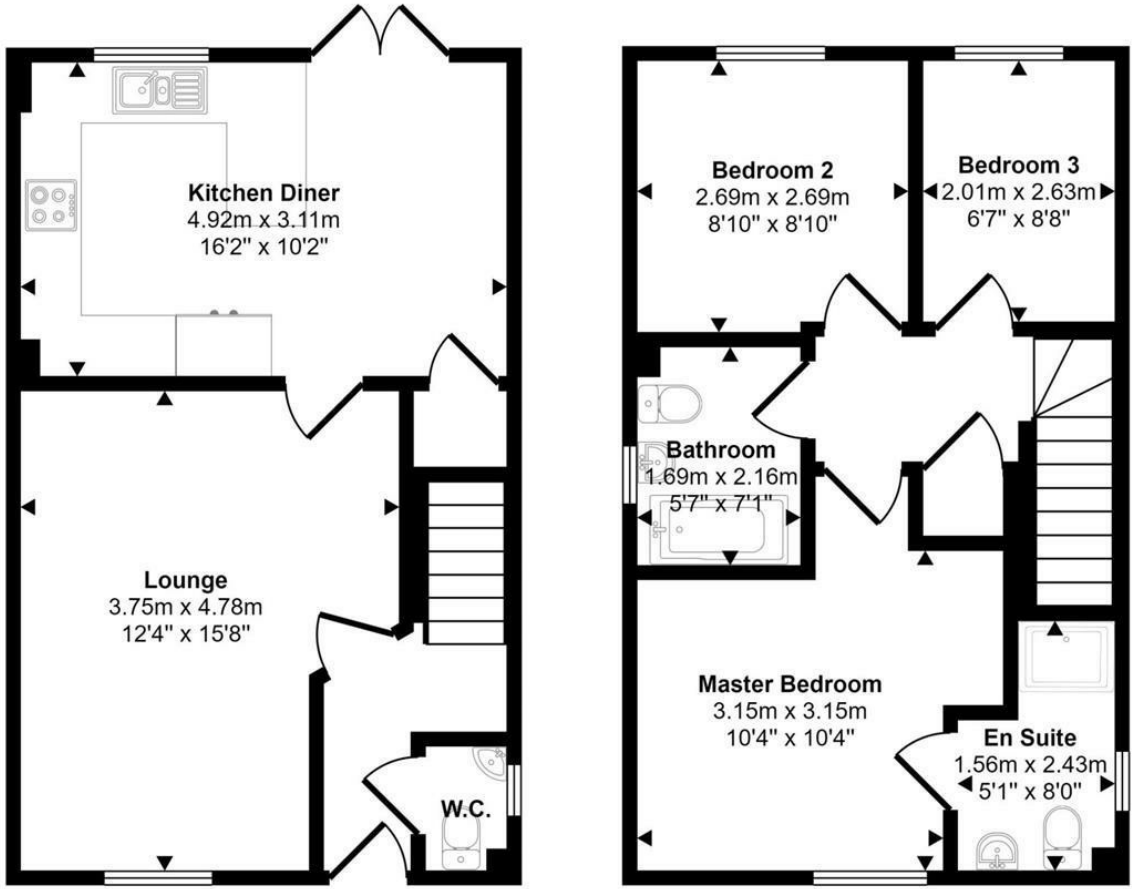
Presented in excellent condition with a stunning refitted kitchen in 2022, the house also benefits from gas central heating and double glazing for comfort and energy efficiency. With no onward chain, this property represents an ideal opportunity for buyers seeking a spacious, low-maintenance home in a peaceful and well-connected setting.

THE LOCATION
Round Ring Gardens is a well-regarded development on the peaceful St Gluvias/Enys side of Penryn—a historic town known for its strong community, excellent schools, and great transport links to Falmouth, Truro, and London. The harbour area, with its riverside charm, cafés, and restaurants, adds to the town's growing popularity.

Penryn is also home to the Penryn Campus, shared by Falmouth University and the University of Exeter, bringing a vibrant, youthful atmosphere. Just two miles away, Falmouth offers a full range of shops, leisure options, and award-winning coastal living.

ADDITIONAL INFORMATION
Tenure - Freehold. Possession - Vacant possession upon completion with no oinward chain, subject to the expiration of the current assured shorthold tenancy agreement (2-3 month notice required). Services - Mains gas, electricity, water and drainage. Development charge approximately £300 per annum to cover maintenance of roads, pavements, communal areas and the children's playground. The leasehold garage benefits from 999 years from 2012 with an annual contribution of £30 toward buildings insurance. Council Tax - Band C. EPC rating - 78 (C).

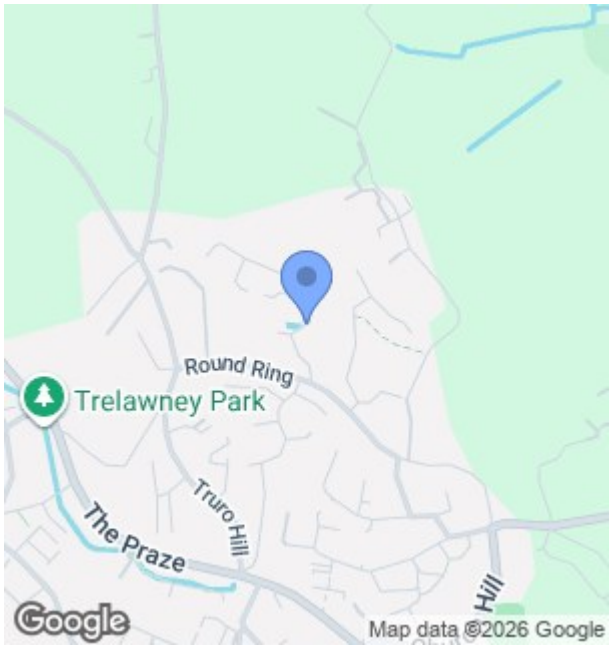
Approx Gross Internal Area
78 sq m / 842 sq ft



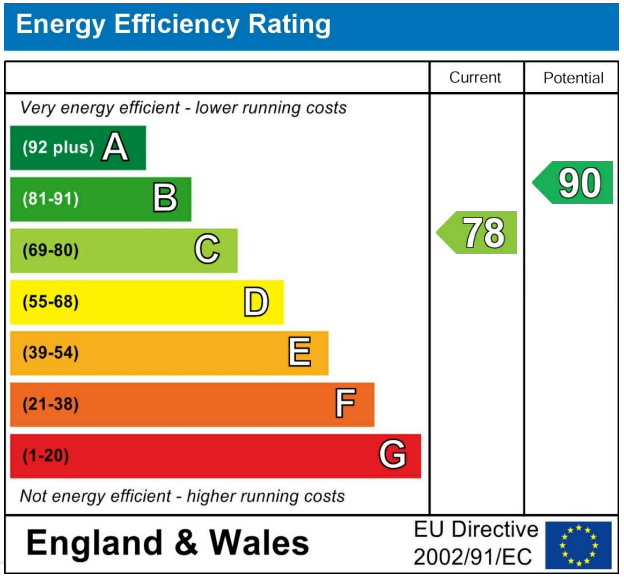
Ground Floor
Approx 39 sq m / 423 sq ft

First Floor
Approx 39 sq m / 419 sq ft

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 Graph



Viewing

Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

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