



24 Kernick Road, Penryn, TR10 8NT

Guide Price £385,000

A 3 bedroom semi-detached house, occupying an elevated position close to day-to-day amenities in Penryn's town centre, boasting many character features throughout, and benefiting from superb views to the front elevation, together with off-road parking, garage and enclosed gardens.

Key Features

- 3 bedrooms
- Off-road parking and garaging
- L-shaped kitchen/dining/snug area
- Superb views to the front elevation
- Character features
- Enclosed front and rear gardens
- Convenient location
- EPC rating D



THE ACCOMMODATION COMPRISSES

(all dimensions being approximate)

ENTRANCE VESTIBULE

Approached via pathway with step leading up to uPVC entrance door. Tiled flooring, exposed red brick arch and uPVC entrance door leading into the:-

ENTRANCE HALL

Dado railing, picture rails, radiator. Under-stair storage cupboards. Storage space for coats and shoes etc. Doorway leading to:-

LIVING ROOM

12'0" x 11'9" (3.66m x 3.60m)

Measurements taken to front of bay window and to front of alcove. Picture railing, double radiator, timber boarded flooring, deep bay window with uPVC double glazed windows overlooking the front garden. TV aerial socket, storage cupboards, wood-burning stove with slate hearth, integrated storage shelves with cupboards below.

L-SHAPED KITCHEN/DINER/SNUG

21'5" x 10'0" plus 9'2" x 8'4" (6.53 x 3.05m plus 2.81m x 2.55m)

Laminate flooring throughout.

SNUG AREA

Picture rail, storage shelves with cupboards under, additional storage shelves with glass-fronted doors. Double radiator, archway to:-

DINING AREA

Further double radiator, two double glazed doors leading to the rear garden, Velux roof light.

KITCHEN AREA

A comprehensively fitted kitchen with a range of worksurfaces with cupboards below and wall mounted cupboards over, tiled splashbacks. Integrated Indesit double oven, integrated microwave, six-ring gas hob with extractor over. Space for fridge/freezer, space for washing machine and space for dishwasher. One and a half bowl stainless steel sink with drainer. Double glazed window to the rear elevation, further Velux roof light.

DOWNSTAIRS SHOWER ROOM/WC

Low flush WC, wash hand basin with mixer tap and medicine cabinet below. Full height tiled walls. Double shower unit with tiled surround and sliding glass door. Double radiator.

FIRST FLOOR

LANDING

Picture railing, double glazed window to the side elevation. Doors to all bedrooms and family bathroom.

BEDROOM ONE

11'0" x 10'3" (3.36m x 3.13m)

Measurements taken to the front of bay window. Picture railing, double radiator. Two sets of built-in double wardrobes with shelving and hanging space. Deep set double glazed bay windows overlooking the front elevation with sublime views towards Falmouth Bay, incorporating the Penryn River and surrounding rural farmland.

BEDROOM TWO

12'0" x 10'2" (3.66m x 3.11m)

Picture railing, two sets of double built-in wardrobes with shelving and hanging space. Double radiator, double glazed window to the rear elevation with views over the garden.

BEDROOM THREE

7'6" x 6'9" (2.29m x 2.07m)

Picture railing, radiator, double glazed window to the front elevation with views over the garden and superb views towards Falmouth Bay, incorporating the Penryn River and surrounding rural farmland.

BATHROOM

Full height tiled walls, low flush WC, wash hand basin with mixer tap and cupboard below, panelled bath with shower over, tiled surround and glass screen. Obscure double glazed window to the rear elevation, heated towel rail.

LOFT AREA

Our clients have partially converted the loft, which is accessed via a pull-down timber ladder and is now fully boarded, has a Velux roof light, lighting and power. Could be subject to further renovation or conversion, subject to all necessary consents and regulations. Views from the front elevation incorporating the Penryn River, surrounding rural farmland and out towards Falmouth Bay.

THE EXTERIOR

FRONT

Accessed via wrought iron gates from Kernick Road, there is a pathway with various sets of steps leading to the front entrance door. Two areas of garden either side of the pathway, one laid with stone chip, the other predominantly laid to lawn with a variety of mature shrubs and hedges.

REAR GARDEN

Accessed via a side pedestrian pathway or via the double doors in the dining area. Area of patio to the immediate exterior, with a paved pathway leading to the garage and parking area. There is an area of lawn, enclosed by fencing and mature shrubbery.

PARKING AREA

Located to the rear of the garden, off-road parking for one vehicle.

GARAGE

19'9" x 9'2" (6.03m x 2.81m)

Accessed via the rear of the property or via the pedestrian access door in the garden. Up-and-over door, vaulted roof with further eaves storage, light and power connected.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent -
Laskowski & Company, 28 High Street, Falmouth, TR11
2AD. Telephone: 01326 318813.



Floor Plan

