



## 1 Poltair Meadow, Penryn, TR10 8SF

Guide Price £329,500

A semi-detached 2/3 bedroom, 2 bath/shower room house, arranged over 3 storeys, constructed by Messrs Wainhomes circa 2006, occupying a prominent position in this extremely popular cul-de-sac, close to all of Penryn town's amenities. Private off-road parking is provided in addition to an integral garage, there is an attractive, well enclosed and sunny rear garden, with the accommodation benefiting from double glazing and gas fired central heating. To be sold with the benefit of immediate vacant possession and no onward chain.

### Key Features

- Semi-detached 3-storey house
- Versatile 2/3 bedroom accommodation
- Striking stone and tile-hung elevations
- Private off-road parking and integral garage
- For sale with immediate vacant possession and no onward chain
- Adaptable ground floor 3rd bedroom/office
- Attractively stocked and landscaped rear garden
- EPC rating C



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

uPVC double glazed door from the front elevation. Turning staircase, radiator, timber-effect flooring.

### CLOAKROOM/WC

White two-piece suite comprising a wall mounted wash hand basin and low flush WC. Radiator, timber-effect flooring.

### BEDROOM THREE/STUDY

A very adaptable room with double casement doors opening directly onto the well enclosed and attractively stocked rear gardens. Timber-effect flooring, radiator, connecting door to the:-

### INTEGRAL GARAGE/UTILITY

Metal roller door, electrical trip switching, light and power connected.

### FIRST FLOOR

#### LANDING

Window to the front elevation, turning staircase from the ground floor and continuing to the second floor. Radiator, panel-effect doors to the:-

#### KITCHEN

Window to the front elevation, timber-effect flooring. Range of fitted units with inset stainless steel sink with mixer tap and cutlery drainer. Recess with plumbing for dishwasher and washing machine. Cupboard housing newly installed Worcester gas fired boiler providing domestic hot water and central heating. Hob, cooker panel point, Neff extractor canopy. Timber-effect flooring, archway to the:-

#### LIVING ROOM

A broad, well proportioned room, the full breadth of the rear of the house, with window and double casement doors, with Juliet balcony, overlooking the well enclosed, sunny and attractively landscaped rear gardens. Timber-effect flooring continuing throughout. Fireplace with marble hearth and surround. Two radiators, dimmer switching, separate doorway from the landing.

### SECOND FLOOR

#### LANDING

Window to the front elevation, radiator, airing cupboard housing Megaflow hot water cylinder with immersion heater and linen shelf. Loft access, panel-effect doors the bedrooms.

#### BEDROOM ONE

Window to the rear elevation, radiator, door to:-

#### EN-SUITE SHOWER ROOM

White three-piece suite with pedestal wash hand basin, low flush WC and tiled shower cubicle with mains-powered shower. Window to the rear elevation, radiator, extractor fan.

#### BEDROOM TWO

Window to the front elevation with views to the outskirts of Penryn. Radiator, door to:-

## EN-SUITE BATHROOM

White three-piece suite with panelled bath, low flush WC and pedestal wash hand basin. Part tiled walls, window to the rear, radiator, shaver socket, extractor fan.

## THE EXTERIOR

### FRONT

Paved steps and a pathway with balustrade leads to the front entrance door with courtesy lighting.

### ADDITIONAL PARKING

To the side of the property, cold water tap, gate onto the rear gardens.

### REAR GARDENS

A particular feature of the property, well enclosed by timber fencing and dry stone walling. Picturesque climbing wisteria, palm trees, raised shrubbery with willow, hydrangea and rhododendrons etc. Level lawned area, paved patio, door from the ground floor accommodation, garden store and side access gate.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

Freehold.

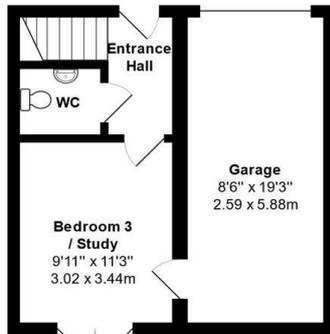
### VIEWING

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

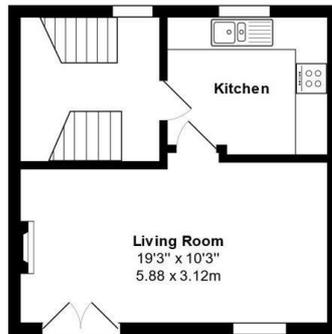
### DIRECTIONAL NOTE

From the centre of Penryn town, proceed along the one-way system, along Helston Road and onto Kernick Road. Proceed over the 'blue bridge', below which is situated Penryn Railway Station. Continue up Kernick Road, through the traffic lights and take the second turning left into Poltair Road. Follow the road into Poltair Meadow and Number 1 will be clearly visible on the left-hand side.

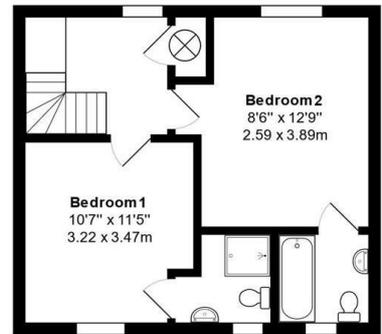
# Floor Plan



**Ground Floor**  
Approx Area: 34.6 m<sup>2</sup> ... 373 ft<sup>2</sup>



**First Floor**  
Approx Area: 33.6 m<sup>2</sup> ... 362 ft<sup>2</sup>



**Second Floor**  
Approx Area: 33.0 m<sup>2</sup> ... 355 ft<sup>2</sup>



Poltair Meadow, Penryn, TR10 8SF

Total Approx Area: 101.3 m<sup>2</sup> ... 1090 ft<sup>2</sup>

All measurements are approximate and for display purposes only