



## 50 Calver Close, Penryn, TR10 8SG

**£1,500**

\*\*\* Available 1st September\*\*\*

Lovely, modern 3 bedroom end of terrace home in a popular Penryn development, close to all amenities. The property is available part-furnished, including a fridge/freezer and a washing machine.

The accommodation briefly comprises:

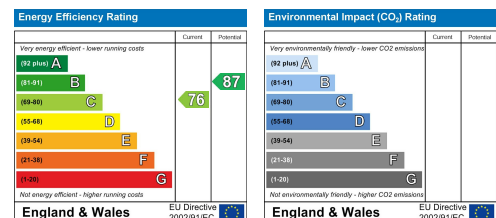
Ground floor - Entrance hallway, good sized master bedroom with en-suite shower room.

First Floor - Landing leading to an open plan kitchen, dining and living room with genuine oak flooring - perfect for contemporary living, 2 further bedrooms and a family bathroom.

Externally there is an attractive enclosed garden at the rear with a lawn and a decked area, perfect for relaxing on sunny days. The garden can be accessed via french doors in one of the bedrooms and also via external steps from the side of the house.

The property also benefits from gas central heating and UPVC double glazing. Please note that the garage itself is not included but there is a car port. The attic space is also not included

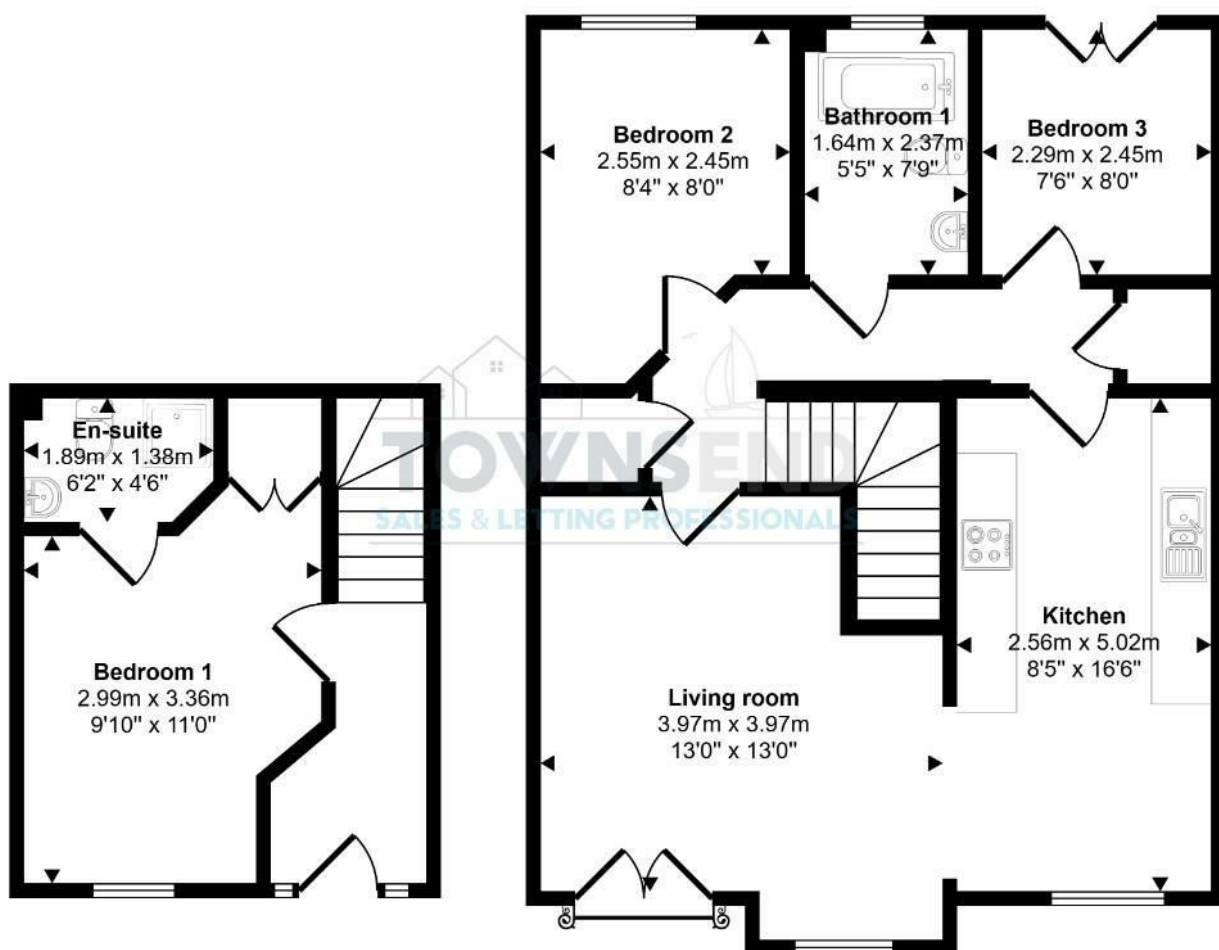
EPC: C  
Council Tax Band: C  
Tenancy length: 12 months preferred  
Deposit: £1,730  
Holding Deposit: £346







Approx Gross Internal Area  
79 sq m / 854 sq ft



**Ground Floor**  
Approx 20 sq m / 213 sq ft

**First Floor**  
Approx 60 sq m / 641 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.

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