



6 The Walled Garden Kernick Park, Penryn, TR10 9DB



- Chain Free Property
- En-suites in Both Bedrooms
- Allocated Parking
- Lovely Front and Rear Garden
- Freshly Decorated and Newly Carpeted
- Freehold Property

****CHAIN FREE PROPERTY****

This lovely 2 Bedroom end terraced property is nestled in the peaceful and well regarded Walled Garden development on the outskirts of Penryn.

Accessed through a lovely communal garden area with a central fountain and mature colourful shrubs, the access has a lovely serene and welcoming feel.

The property benefits from 2 good sized en-suite bedrooms, a very spacious living area, an attractive side and rear garden and allocated parking with enough space for two cars.

Freshly decorated and newly carpeted, this property is ideal as a family home or a rental investment.

The accommodation briefly comprises:

Entrance leading to hallway with a cloakroom, a spacious living room with double doors leading to the rear garden, a kitchen with a range of wall and floor units and fitted appliances, including a dishwasher, fridge freezer and washing machine.

Stairs lead up to master bedroom with fitted wardrobes and an en-suite shower room and a second bedroom also with fitted wardrobes and an en-suite bathroom with a shower over the bath.

The garden is a lovely feature, being very private and sheltered, with partly laid lawn and a convenient patio area. There is also a side path leading round to the front of the property where there is a further lawn and graveled area.

The property further benefits from double glazed UPVC and gas central heating.

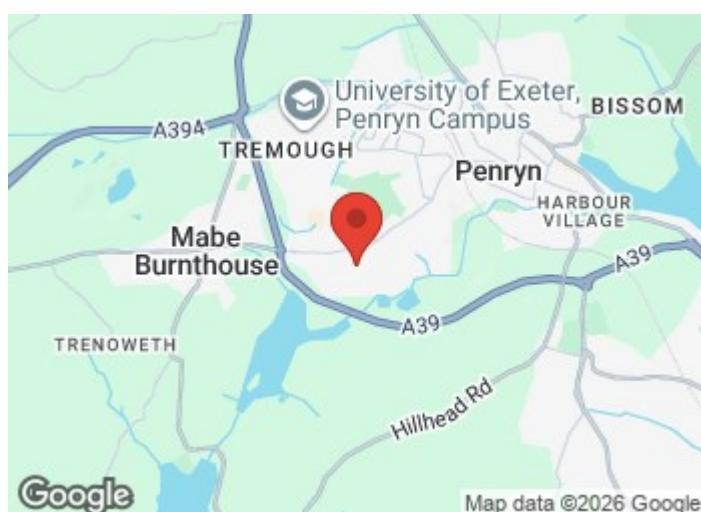
Don't miss this opportunity to purchase this lovely property. Contact us now to arrange a viewing.

Tenure: Freehold

Council Tax Band: C

EPC: D

Current Whole Annual Estate Rent Charge of £1,323.78 - paid 6 monthly. This includes building's insurance, grounds maintenance of communal areas and periodic outside decorating.

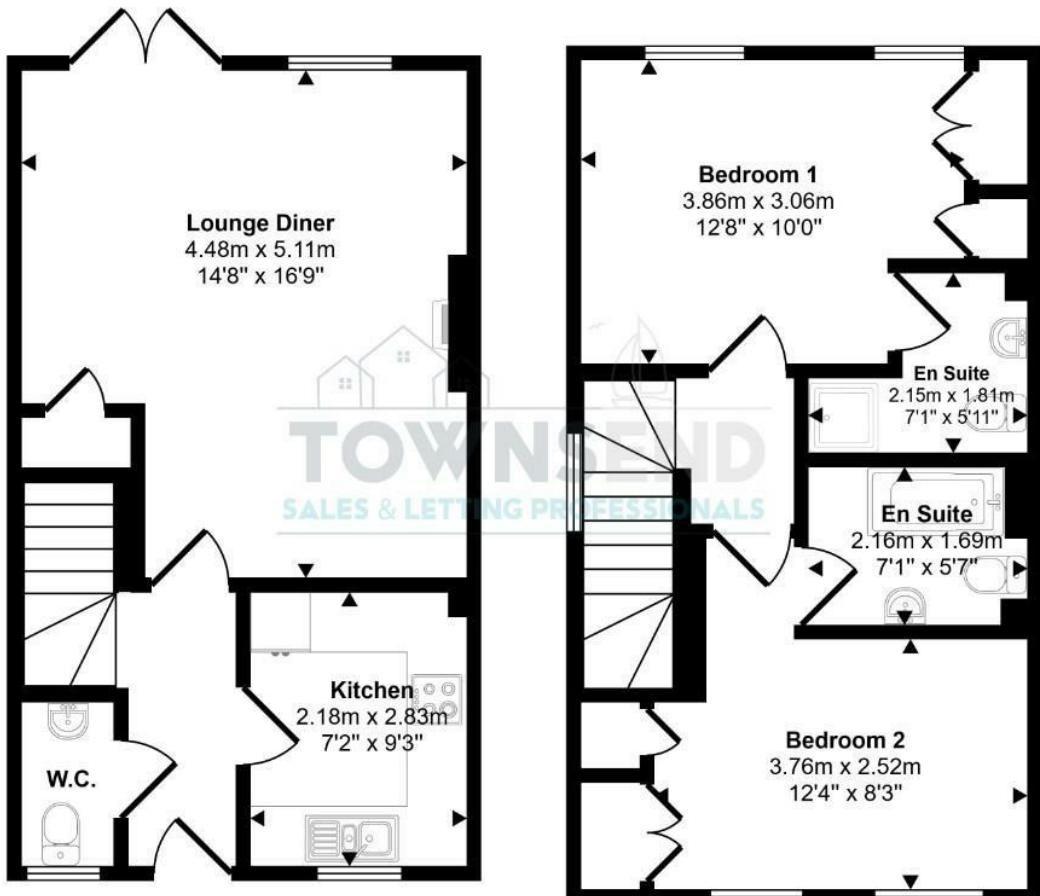


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approx Gross Internal Area
74 sq m / 794 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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