



**MAP estate agents**  
Putting your home on the map

**Round Ring Gardens,  
Penryn**

**£225,000  
Freehold**





## Round Ring Gardens, Penryn

**£225,000**  
**Freehold**

### Property Introduction

This light, bright and spacious coach house sits proudly at the top of a cul-de-sac in the popular development of Round Ring Gardens on the St Gluvias side of Penryn.

The property has an open plan lounge/kitchen/diner, there are two double bedrooms and a bathroom.

Beneath the coach house is a 19' car port with lighting and electric.

The property also has its own enclosed garden. There is also further unallocated parking on the forecourt in front of the property.

### Location

Round Ring Gardens is situated on the St Gluvias side of Penryn, which is a popular and quiet area within walking distance of the town enjoying the rural and town views due to its elevated position and from here there is road access on towards Mylor and Flushing. The Coach house is positioned at the head of a no through traffic cul-de-sac where children play safely and there is a communal green space with children's play park.

The town of Penryn offers a good range of amenities to include shops, public houses, cafes, pharmacy, convenience store, doctors surgery to name a few. There are also very good transport links to the neighbouring harbour side town of Falmouth and to the city of Truro with its onward direct link to London Paddington and beyond. The Penryn campus of Exeter University is located on the outskirts of the town.

### ACCOMMODATION COMPRISES

Part glazed entrance door opening to:-

#### ENTRANCE VESTIBULE

Space for coats and shoes. Radiator. Stairs leading up to the:-



## FIRST FLOOR LANDING

Double glazed window. Airing cupboard housing combination boiler. Radiator. Door off to:-

## OPEN PLAN LOUNGE/KITCHEN/DINER 18' 10" x 17' 6" (5.74m x 5.33m)

An open planned light and bright room with two double glazed windows to the lounge/diner area overlooking the front elevation with three skylight windows above the kitchen area. Laminate flooring. Three radiators. The kitchen has a range of modern wall and floor mounted units with worktop over incorporating a sink and drainer. Integrated oven with hob over and extractor hood above. Tiled surround. Space for washing machine and space for fridge/freezer.

## BEDROOM ONE 11' 7" x 9' 11" (3.53m x 3.02m) plus door recess

Double glazed window to front elevation. Radiator.

## BEDROOM TWO 11' 9" x 10' 8" (3.58m x 3.25m) maximum measurements

Double glazed window to front elevation. Radiator. Built-in wardrobe/cupboard. Loft hatch.

## BATHROOM

Double glazed obscured window. Bath with shower over and tiled surround, pedestal wash hand basin and low level WC. Linoleum flooring. Heated towel rail.

## CAR PORT 19' 1" x 8' 3" (5.81m x 2.51m)

Open car port with lighting and electric. Storage cupboard. Pedestrian door from rear of car port opening to the garden. Beyond the car port row is a gate opening to the:-

## GARDEN

A private enclosed garden with fencing. Half paved for ease of maintenance and having a useful storage shed. Courtesy outside lighting.

## AGENT'S NOTES

The Council Tax band for the property is band 'B'.

As with many modern developments there is an annual charge of £283.40 per year towards the upkeep of the grounds and maintenance for the estate.

## DIRECTIONS

Travelling out of Falmouth towards Penryn along the bottom of the town on Commercial Road (the B3292) pass the Texaco garage on your left hand side and then turn right up into Truro Hill. Continue to the top of hill turn right and continue along passing Old Well Gardens on your right and Round Ring Gardens is on the left hand side. Proceed up into the close, follow the road around to the right and at the junction at the top turn left and continue along until the end. Follow around to the right and the property is ahead of you. If using What 3words:-pots.ordeal.verve

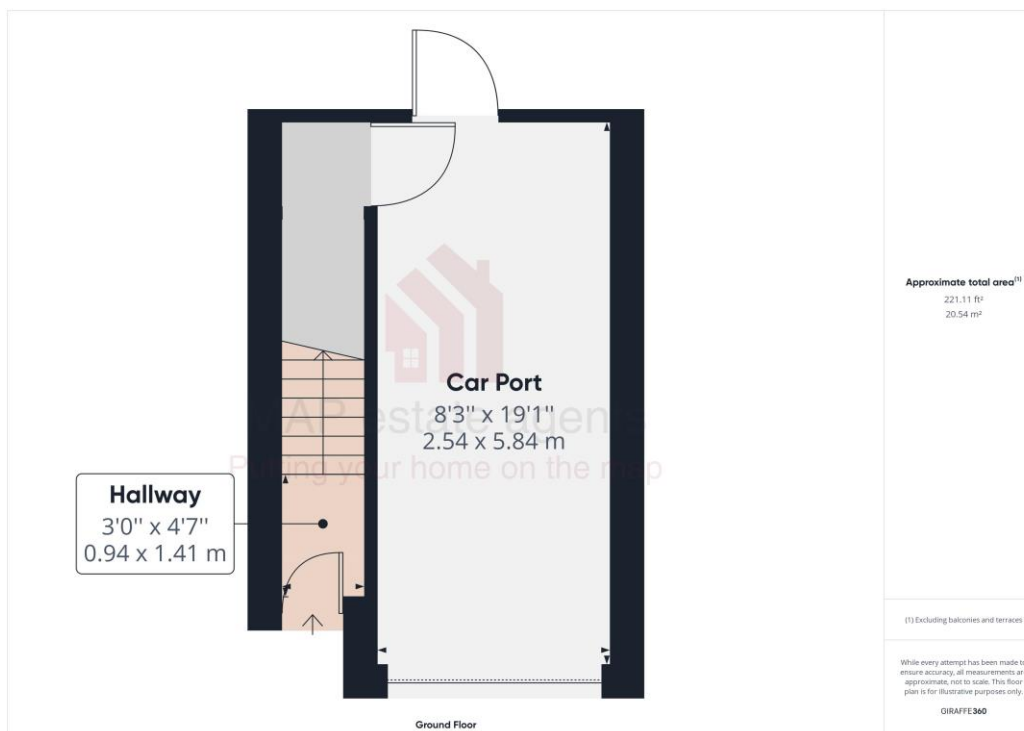


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- A spacious light and bright coach house
- Two double bedrooms
- 18' Open planned lounge/kitchen/diner
- Modern fitted bathroom
- Situated at head of a cul-de-sac
- Gas central heating
- Double glazing
- Enclosed garden
- Car port/garage with lighting and electric
- Popular location



[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.