



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

## **Tamarisk, 4 Penvean Close**

Penryn, TR10 9HT

**£425,000**





# Tamarisk, 4 Penvean Close

Penryn, TR10 9HT

Occupying a superb plot in a peaceful setting, this substantial detached bungalow enjoys wraparound gardens and a charming wooded backdrop to the rear. The property offers four generously sized bedrooms and particularly spacious living areas, making it an ideal family home or downsize opportunity.

While the bungalow would benefit from some modernisation, it is offered to the market with immediate vacant possession and no onward chain, presenting an excellent opportunity for buyers to put their own stamp on the property.

To the front, a gated driveway provides off-street parking for approximately four vehicles and leads to an attached garage. The adjacent front garden also offers potential for further parking, if desired

- Large detached bungalow
- Superb plot with well stocked and maintained gardens on three sides
- Driveway parking for 3-4 vehicles
- Attached garage
- Generous proportions
- Four bedrooms
- Far-reaching views and a lovely wooded outlook to the rear
- Scope to improve and personalise
- Convenient for Falmouth University, Falmouth town centre, Truro and Helston







#### THE PROPERTY

Constructed, we understand, in the 1960s, this property offers significantly more generous proportions than typically found in bungalows of its type. The outdoor space is equally impressive, with beautifully maintained gardens wrapping around the front, side, and rear—enjoying sunlight from morning until evening.

The kitchen and master bedroom benefit from far-reaching views to the east, while the rear windows overlook the garden and the lush greenery beyond.



While some modernisation would enhance the property, it already features UPVC double glazing and is centrally heated by an oil-fired boiler. Notably, the height of the roof within the loft suggests potential for an attic conversion, particularly as a neighbouring property has already undertaken a similar transformation.

#### THE LOCATION

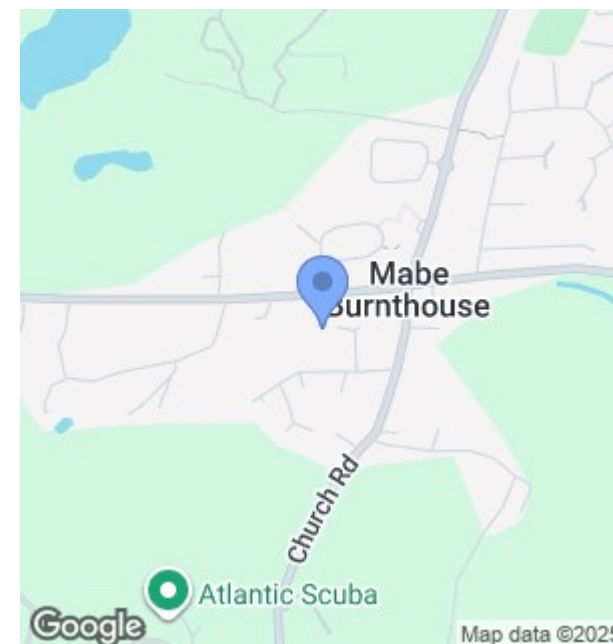
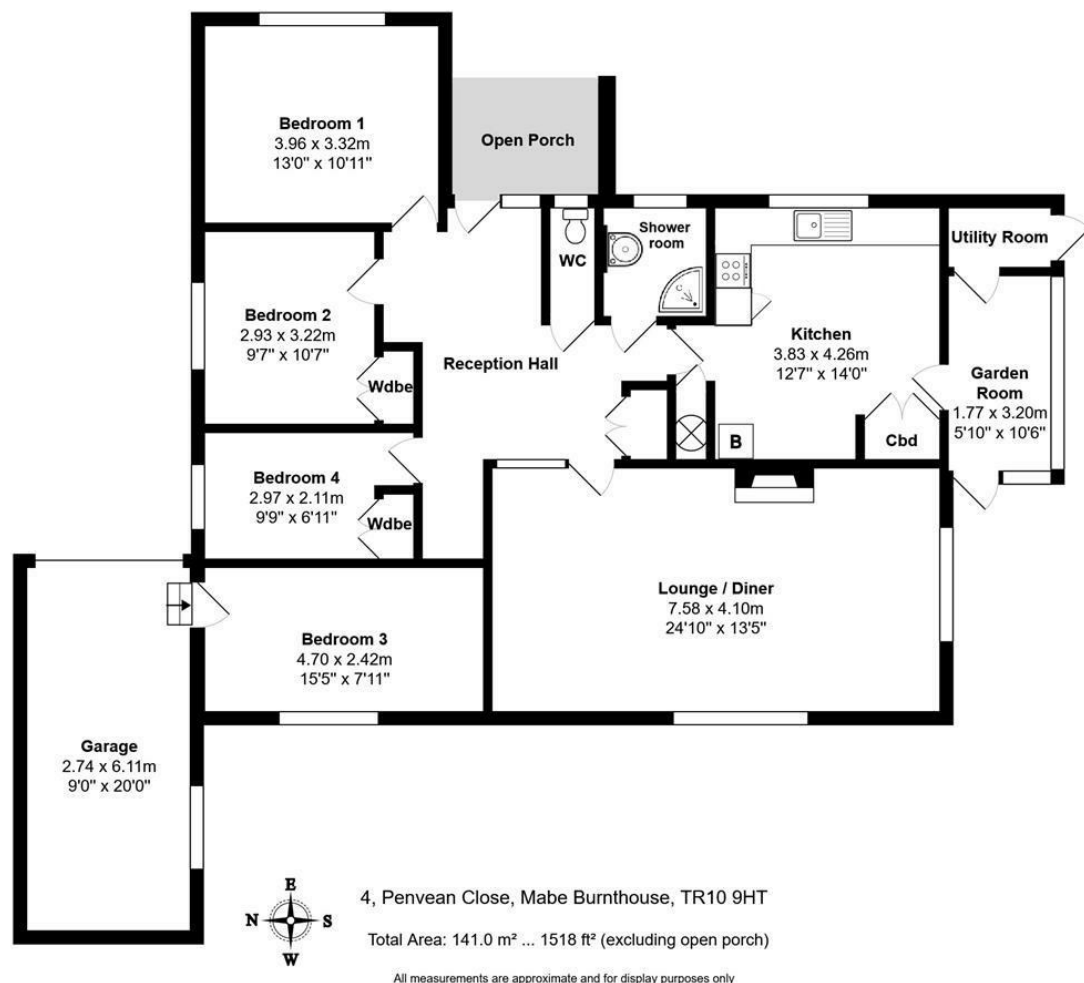
Mabe Burnthouse is a highly convenient village, ideally located with easy access to Falmouth, Truro, and Helston—all within a 20-minute drive. The village offers a range of amenities, including an excellent convenience store, a public house, and a well-regarded primary school. Additionally, a nearby Asda Superstore, situated next to the B&Q hardware store, provides the opportunity to purchase just about anything you might need.

#### ADDITIONAL INFORMATION

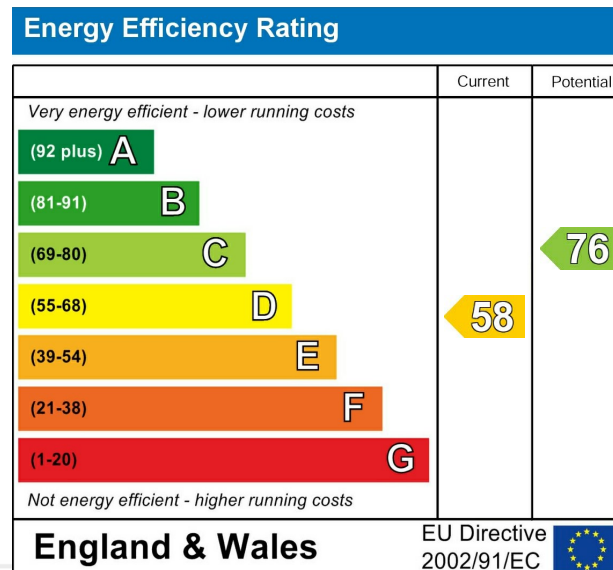
Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains electricity, water and drainage. Oil fired central heating. Council Tax - Band D. EPC rating - 58 (D). **VIEWING ARRANGEMENTS- BY TELEPHONE OR EMAIL APPOINTMENT.**







## Energy Efficiency Graph



**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.