



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

**£399,950**

Located in

**Penryn**



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# College Green

Penryn | Cornwall | TR10 8FL



A smartly presented three bedroom linked semi detached house built by Linden Homes in 2016. Large integral double garage. Enclosed rear garden. Tucked away location within walking distance of both the town centre and the waterfront.

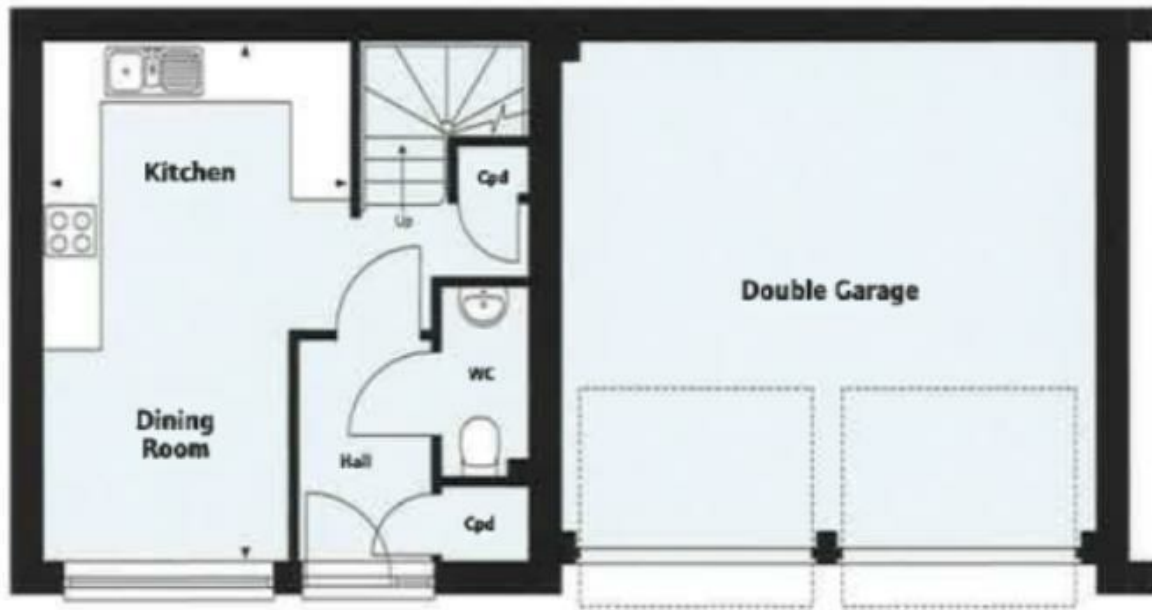


# College Green

£399,950 Freehold



- Three bedroom executive style house
- Large double integral garage with great potential
- Gas central heating and double glazing
- Built by Linden Homes in 2016
- EPC 82 B
- Stylish and cosy wood burning stove
- Parking for two vehicles
- Enclosed rear garden
- Quiet edge of town cul-de-sac location
- No onward chain. Vacant possession from July 2026



## Council Tax Band C

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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