

FOR SALE



Trelowen Drive, Penryn
Guide Price £480,000

MARTIN&CO

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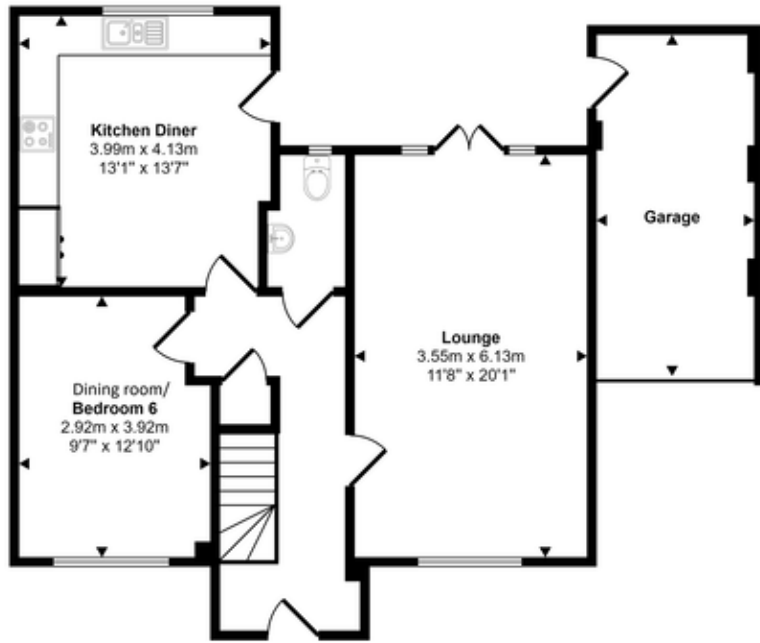
- BUY TO LET INVESTMENT OPPORTUNITY
- 6 BEDROOM STUDENT HOUSE
- HMO LICENSE FOR 6
- MODERN FITTED KITCHEN
- GARAGE
- EPC-B
- COUNCIL TAX BAND- F

BUY TO LET INVESTMENT OPPORTUNITY A beautiful five-bedroom detached house located in the Kernick Gate Development. The property benefits from a large modern fully fitted kitchen, separate living room and dining room, five bedrooms, three bathrooms and a WC. The garden to the rear is of a good size with a garage and off road parking to the side of the house. Gas central heating and double glazing. Currently rented for the academic year at £2,700 pcm.

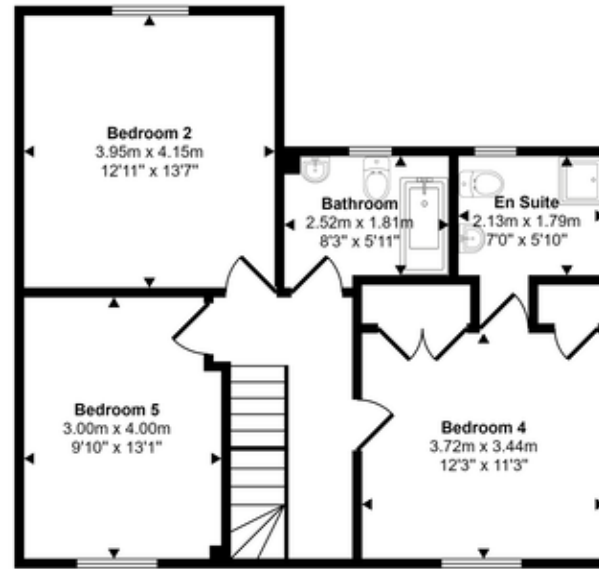




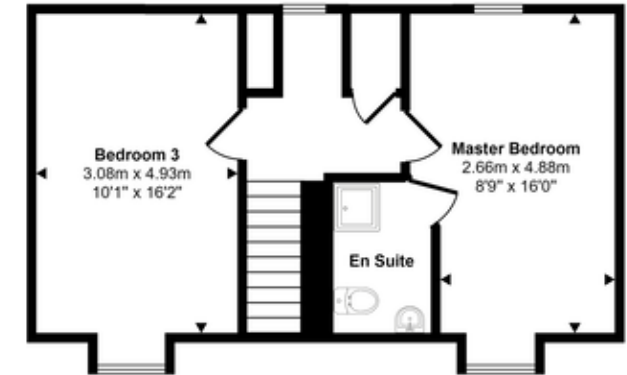
92+	A	92 A
81-91	B	84 B
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	



Ground Floor



First Floor



Second Floor

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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

