



## 15d Higher Market Street, Penryn

Guide Price £135,000 Leasehold

Ideal for a first home, investment, single person or for a University student at Exeter the campus is only a short walk away. Situated near a bus stop and train station, with historical charm and quiet community ambience. Penryn is a vibrant area with good communication links to Falmouth and Truro.



## THE LOCATION

Penryn is one of the oldest towns in Cornwall, having received its first charter in 1265; a town full of surprises and surrounded by lovely countryside. The building of Glasney College in 1265 placed the town on the map then the arrival of Falmouth and Exeter University turned Penryn into a buzzing and vibrant area. Many local sports clubs are active in the community including Penryn Football Club, St Gluvias Cricket Club and Penryn Rugby Club. Penryn is served by Penryn Primary Academy and Penryn College, whilst a 6th form can be found available at Falmouth School. The town enjoys good communication with Falmouth via its regular bus service and its train station nearby, which links to the city of Truro and mainline Paddington service. Falmouth town (approximately 2 miles) provides an eclectic and more comprehensive range of shopping, schooling, business and leisure facilities.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

Services: Mains electricity, water & drainage

- One bedroom ground floor flat
- Central town location
- Quiet Ope access
- No onward chain
- 975 years left on the lease

## THE PROPERTY

Ideal as a first home, investment, single person or imagine if your son or daughter is fortunate enough to go to Exeter University....well, the campus is a short walk from this flat and it would make total sense that mum/dad purchase this flat and save on rental fees.

Situated in the centre of town and 50 yards from the bus stop, close to the train and within walking distance of the university. Down a wide alley (which locals call an Ope way) this would have likely formed part of the old bakery as its on Bakehouse Court. Because it is down an Ope it does mean there is very little traffic noise and a nice little community with the other properties close by.



## ACCOMMODATION IN DETAIL

(All measurements are approximate)

Through the “front door” you enter into a vestibule area (useful for coat and shoe storage). From here access is gained into the kitchen and sitting room. RCD fusebox. Tiled floor.

### KITCHEN

7' 0" x 5' 1" (2.13m x 1.55m)

There is an internal wall between the kitchen and sitting room which would benefit both rooms should it be removed or even a “window” put between the rooms. The kitchen is dated but perfectly useable, with eye and base units, and an inset stainless steel sink. Space for white goods. Tiled floor.

### SITTING ROOM

12' 0" x 9' 0" (3.66m x 2.74m)

Window to the side. Built-in bookcase. Door to.... Inner hall with door to shower room and door to bedroom. Coat store.

**BEDROOM**

10' 0" x 8' 0" (3.05m x 2.44m)

Window to the side.

**SHOWER ROOM**

White suite, W/C, pedestal hand wash basin, shower cubicle with electric shower over. Store cupboard.

**TENURE**

999 year lease from 1998. £460 service charge (that includes the buildings insurance) as of May 2024. Management company; Belmont. Daniel House, Truro.

