

40 St. Gluvias Street, Penryn

Guide price £220,000 Freehold

Two bedroom cottage in one of Penryn's oldest and most historic streets.

Being sold with NO ONWARD CHAIN!

- Two bedroom cottage
- Sitting room & modern kitchen extension
- Modern fully tiled first floor bathroom
- Convenient town location
- Gas central heating
- Enclosed paved rear garden

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Services: Mains electricity, gas, water & drainage



THE PROPERTY

In one of the borough's oldest and most historic streets is this charming white-washed stone cottage with accommodation comprising two bedrooms and bathroom on the first floor and kitchen and sitting room on the ground floor. To the rear is an enclosed paved courtyard.

THE LOCATION

St Gluvias Street is both central and convenient whilst being tucked away with a mix of stone cottages some of which are Grade II listed. Penryn is one of the oldest towns in Cornwall, having received its first charter in 1265; a full town 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, 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. and was recently voted 'the best place to live in the South West' in UK.



ACCOMMODATION IN DETAIL (ALL DIMENSIONS ARE APPROXIMATE)

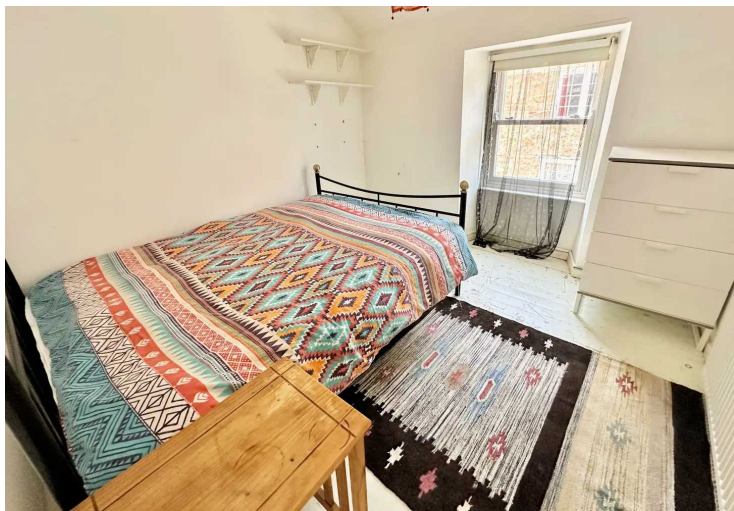
From the road a granite step through an arched gateway and into the covered passageway giving access to Numbers 40 and 42 St Gluvias Street. Door to kitchen and gate to paved rear garden.

KITCHEN

8' 0" x 7' 1" (2.44m x 2.16m)

Window to side and window to rear overlooking the rear garden. Range of base and eye level units with wooden worktop with rivened drainer and inset Butler sink with mixer tap. Tiled splashback. Built-in chest height stainless steel oven and microwave. Integrated under counter fridge. Gas hob with extractor over. Space and plumbing for washing machine. Tiled floor. Radiator. Opening into...





SITTING ROOM

12' 0" x 11' 0" (3.66m x 3.35m)

6' (1.83m) ceiling height. Sash window to front with window seat. Fireplace with timber surround and tiled hearth. Exposed floorboards. Corner cupboard housing the fuse board and tripping switches. Wooden slatted stairs to.....

FIRST FLOOR LANDING

White panel doors to bedrooms one and two and two gentle steps up to a small landing area with window to side and doors to the bathroom and airing cupboard with slatted shelves and housing the 'Glow-worm' boiler fuelling radiator central heating and hot water supply.

BEDROOM ONE

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

Sash window to front. Exposed painted floorboards. Radiator.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given
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BEDROOM TWO

12' 0" x 7' 0" (3.66m x 2.13m)

Sash window to front. Access to loft space, radiator.

BATHROOM

7' 1" x 5' 1" (2.16m x 1.55m)

Fully tiled room with obscure UPVC double glazed window to rear. Three piece suite comprising panel bath with shower over, low flush WC and pedestal hand basin. Heated towel radiator. Ceiling spotlights. Extractor.

OUTSIDE

Courtyard garden 30' x 10' (9.14m x 3.05m) Paved and enclosed by a stone wall and timber fencing. Elderly wooden shed with power. Outside tap.

Heather & Lay
The local property experts

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