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**West Street,
Penryn**

**Guide Price £165,000
Freehold**





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Property Introduction

This terraced two bedroom character cottage is being offered for sale chain free and offers the buyer the chance to put their own stamp on it.

The property was extended to the rear approximately sixty years ago to provide a kitchen giving more space to the ground floor which also has a dining room a separate lounge. There are two bedrooms and a bathroom on the first floor.

To the rear is a small courtyard garden.

The property is being offered for sale to cash purchasers only as there is no fire wall in the loft space between this property and one of the adjoining properties. We understand that anyone requiring a mortgage will find this may cause a potential issue with the lenders.

Properties of this type attract a good level of interest and viewing our interactive virtual tour prior to arranging a closer inspection is recommended.

Location

Penryn boasts a pharmacy, doctors surgery, convenience store, Post Office, fish and chip shop, opticians, selection of niche shops, cafes, public houses, hairdressers and bus stops.

On the edge of the town is Tremough University and a Railway Station providing a service to both the larger harbour side town of Falmouth with its wider range of amenities, multi-screen cinema, restaurants and tourist attractions such as the National Maritime Museum, Pendennis Castle and four beautiful beaches and in the other direction the train runs to the city of Truro with its main line link to London Paddington.

ACCOMMODATION COMPRISES

Glazed entrance door opening to:-

HALLWAY

Electric box. Door to:-

LOUNGE 11' 7" x 10' 5" (3.53m x 3.17m) maximum measurements

Sash window to front elevation with window seat and storage below. Feature fireplace with hearth and mantelpiece over

housing an electric fire with storage shelves to the side. Night storage heater. Door to:-

DINING ROOM 13' 1" x 10' 1" (3.98m x 3.07m) maximum measurements into door recess

Sash window to rear elevation. Night storage heater. Storage cupboards and display shelves. Stairs to first floor and under stairs storage cupboard. Pantry cupboard. Door to:-

KITCHEN 7' 1" x 5' 8" (2.16m x 1.73m)

A dual aspect room with windows to two sides. Range of wall and floor cupboards with work top over incorporating a sink and drainer. Eye level oven, separate hob with extractor over and integrated fridge and freezer. Tiled walls. Stable door to outside.

REAR COURTYARD

The courtyard is enclosed with walling and has space flower beds.

FIRST FLOOR LANDING

Loft hatch, night storage heater and doors off to:-

BEDROOM ONE 13' 9" x 11' 4" (4.19m x 3.45m)

Glazed sash window with window seat and storage under. Wall mounted electric heater. Feature fireplace. Range of built-in storage.

BEDROOM TWO 10' 5" x 6' 0" (3.17m x 1.83m)

Sash window to rear elevation with shelving below.

BATHROOM

Obscured glazed window to rear elevation. Low level WC, bath with tiled surround housing electric shower and vanity wash hand basin with shelving, mirror, light and shaving socket above. Cupboard housing the immersion tank.

SERVICES

Mains electric, mains water and mains drainage.

AGENT'S NOTE

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DIRECTIONS

In Penryn on the B3292, driving along Commercial Road towards Treluswell, turn left by the park and left again. Proceed up Browns Hill and turn left to proceed along West Street. Calver Close is on the left hand side. Continue along and the property can be found on the right hand side. If using What3words:-wound.ahead.still

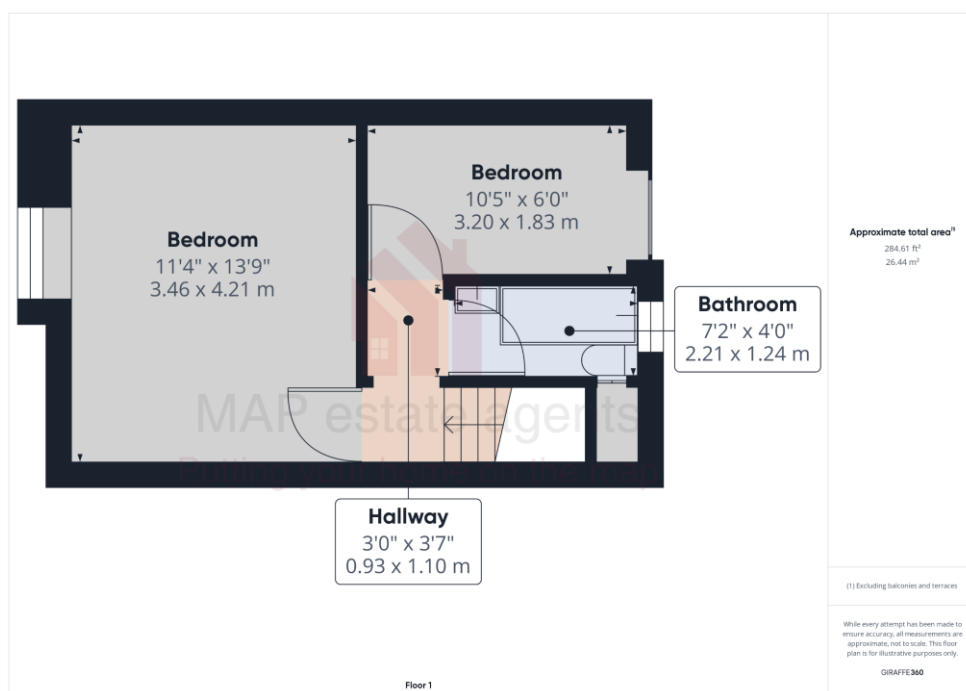
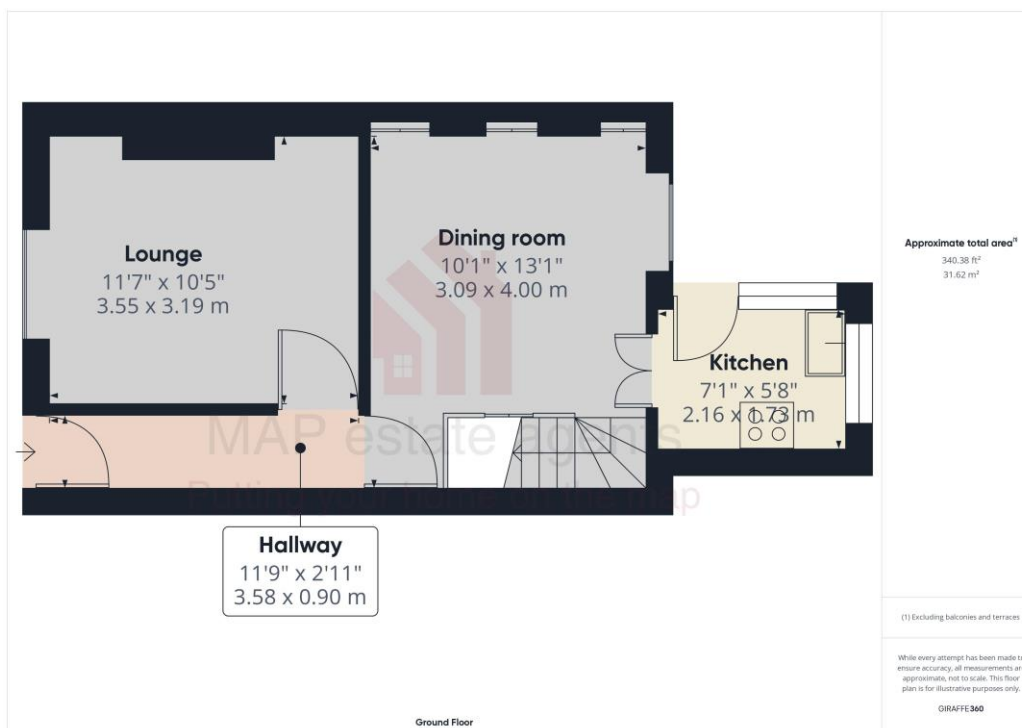


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		



MAP's top reasons to view this home

- Character cottage in Penryn
- Scope to renovate and update
- Two bedrooms
- Two reception rooms
- Modern kitchen
- First floor bathroom
- Small rear courtyard
- Located close to amenities and bus stop
- Offered for sale to cash purchasers only
- Walking distance to train station and Penryn University Campus



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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