



MAP estate agents
Putting your home on the map

**Church Road,
Penryn**

**Guide Price £315,000
Freehold**





**Church Road,
Penryn**

**Guide Price £315,000
Freehold**

Property Introduction

This detached two bedroom cottage is beautifully presented and located on the St Gluvias side of Penryn.

The property has been improved and updated by the current owner who has replaced the kitchen and bathroom and redecorated throughout.

Comprising a light and bright kitchen/diner and a lounge with many character features that opens out onto a sunny courtyard/parking area. There is a ground floor cloakroom, two double bedrooms on the first floor and a modern contemporary style shower room.

Set back off the road it benefits from its central position between the harbour and shops.

Location

Church Road leads along the bottom of Penryn and is near to the pretty St Gluvias Church and harbour. A short walk takes you to nearby Commercial Road where there is a variety of retail outlets, cafes and a choice of interesting restaurants.

Penryn is a bustling historical market town steeped in history located just two miles from the harbourside town of Falmouth, with the university on the outskirts having brought a new lease of life. The town centre is well served with transport links by bus and rail and boasts many individual shops, a Post Office, public houses, pharmacy and doctors surgery. The B3292 provides easy access to Falmouth, Truro and on to Redruth and Helston.

ACCOMMODATION COMPRISES

Stable entrance door opening to:

ENTRANCE HALLWAY

Exposed beams. Laminate flooring. Anthracite vertical radiator. Latch and brace replacement doors off to:-

GROUND FLOOR CLOAKROOM

Low level WC and wash hand basin. Spotlighting.

KITCHEN/DINER 15' 6" x 9' 1" (4.72m x 2.77m)

Double glazed window to front elevation. A delightful kitchen with a range of wall and floor mounted 'Shaker' style cream cupboards incorporating a breakfast bar with solid wood worktop over. The worktop includes an inset sink and drainer, inset range style cooker with electric oven and five ring gas hob with extractor hood over and feature splashback. Integrated dishwasher, wine cooler and integrated under counter fridge and freezer. Cupboards housing electrics and boiler cupboard. Under stairs storage. Laminate flooring. Spot lighting. Radiator.

LOUNGE 14' 7" x 10' 3" (4.44m x 3.12m) plus door and window recess

Double glazed window to front. Ornamental fireplace with solid wood mantelpiece over, housing a log burner. Beamed ceiling and exposed granite wall. Quarry tiled floor. Double glazed door opening to the rear gravelled courtyard.

FIRST FLOOR LANDING

Turning staircase with half landing. Airing cupboard. Loft access. Replacement latch and brace doors off to:-

BEDROOM ONE 12' 8" x 10' 0" (3.86m x 3.05m) plus window recess

Double glazed window to front elevation. Built-in wardrobe. Shelving. Cupboard. Radiator. Loft access.

BEDROOM TWO 11' 10" x 6' 8" (3.60m x 2.03m) L-shaped, maximum measurements, plus window recess

Double glazed window. Radiator.

SHOWER ROOM

Remodelled in a contemporary style with large walk-in shower with low level entry tray, splash boarding, low level concealed cistern WC and free standing sink bowl on a shelf with a mirrored cabinet above. Feature tiled walls. Spot lighting. Heated towel rail. Two 'Velux' windows. Laminate flooring.

OUTSIDE FRONT

The vendor has access over the tarmac area to the property's courtyard parking.

REAR COURTYARD

Double gates to the side of the property open to a gravelled courtyard/parking area with storage shed.

SERVICES

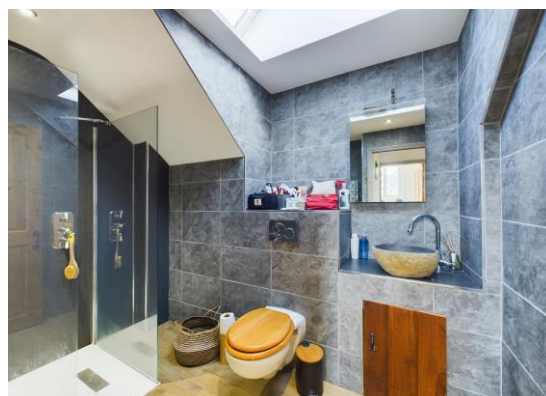
Mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

Travelling from Treluswell roundabout heading towards Penryn, continue along passing Penryn park on your right hand side and passing Truro Hill on your left. The property can be found a short distance along on the left hand side set back just before the traffic lights and pedestrian crossing. Using What3words:- insurance.collide.offline

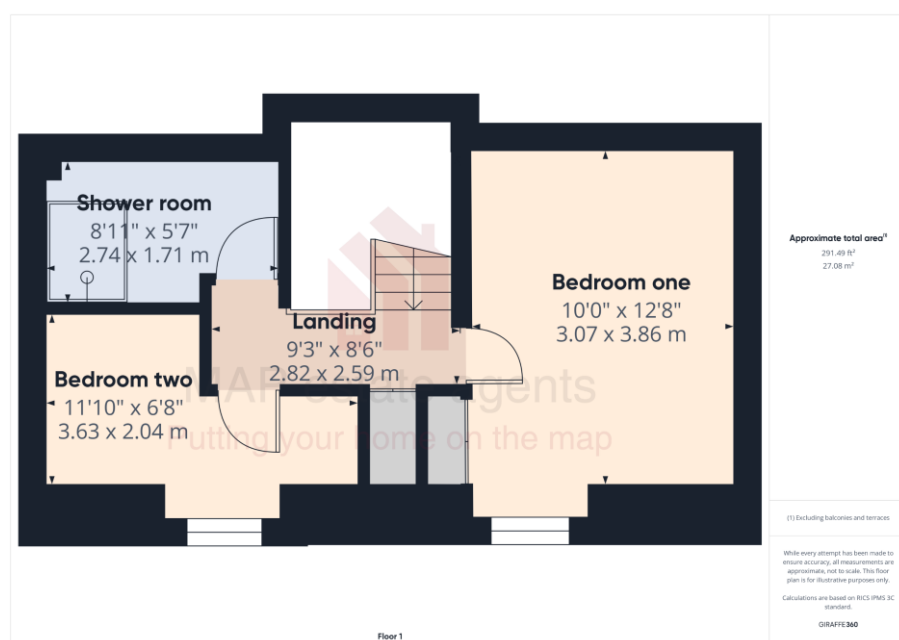
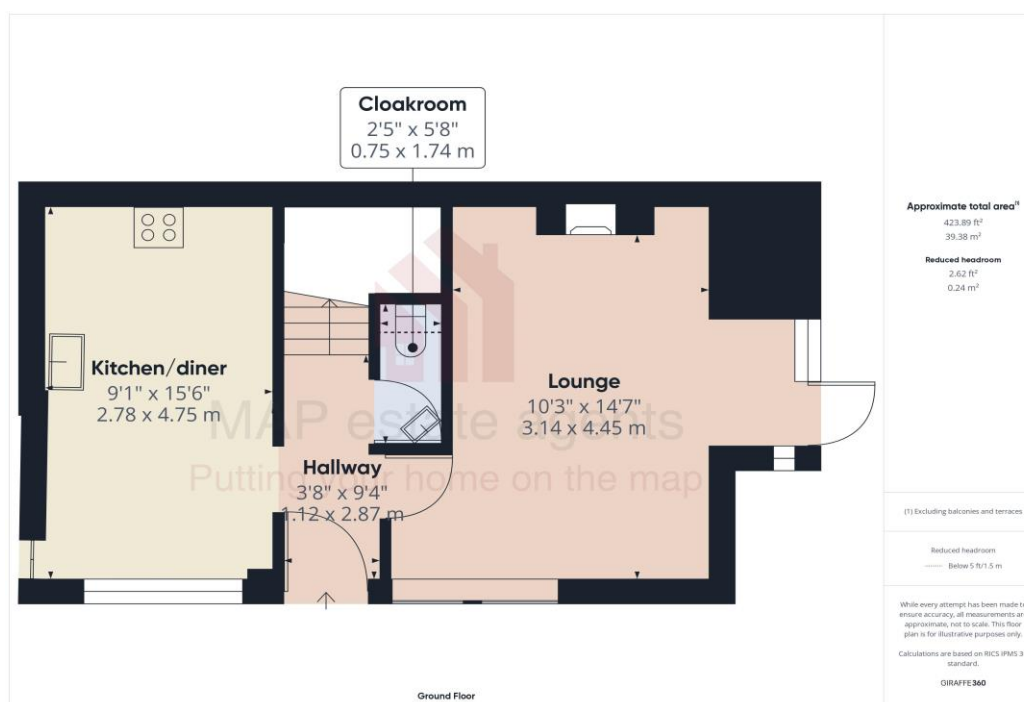


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Located St Gluvias side of Penryn
- Detached character cottage
- Lounge with doors to courtyard style garden
- Modernised kitchen/diner
- Two bedrooms
- Contemporary style shower room
- Ground floor cloakroom
- Gas central heating
- Double glazing
- Double gates to garden can open out to provide parking



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.