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**Truro Lane,
Penryn**

**£265,000
Freehold**





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Property Introduction

This lovely terraced character cottage is set towards the bottom of Truro Lane in Penryn, a quiet lane close to the town's amenities.

The cottage is beautifully presented with a wood burning stove, sash windows and beams. There are clever storage solutions and the property is modern in presentation, light, bright and spacious.

The accommodation comprises lounge, kitchen, updated bathroom and two double bedrooms. There is an extremely pretty garden with a covered seating and barbecue area immediately to the rear, beyond this is a patio, pagoda and a generous garden with a very useful outside work/storage space with windows, electric lighting and wi-fi and wood burner, ideal for working from home or as a snug.

On-street parking is available in Truro Lane and along Permarin Road. Additional parking is available in Permarin Car Park where you can park for free from 4pm until 9am.

Location

Truro Lane is full of character properties set off West Street in the centre of Penryn which links down to Commercial Road where there is a growing range of restaurants and cafes plus a convenience store. Penryn is an historic market town located at the head of the river with a varied selection of niche retail shops as well as convenience stores, Post Office, cafes and Public Houses. The train station provides a regular service to the Cathedral City of Truro where there is a main line rail link to London Paddington. The expanding Tremough University is situated on the edge of Penryn whilst Penryn College is easily accessible via the numerous bus routes serving the town.

The harbour town of Falmouth is about two miles distant with a wider range of specialist shops and high street stores, high quality restaurants and bars to cater for every taste. There are many attractions including four beaches and the sailing waters of the Carrick Roads are considered amongst the best in the country. Popular visitor attractions also include the National Maritime Museum and Pendennis Castle. Evening entertainment can often be found at Event Square in the heart of the town or you can choose from a number of films showing at the multi-screen cinema.

ACCOMMODATION COMPRISES

Double glazed door opening into:-

OPEN PORCH

Double glazed window to side, leading into:-

LOUNGE 13' 2" x 10' 8" (4.01m x 3.25m) maximum measurements

A light and bright room with a feature inglenook fireplace with space for wood burner and display shelving to either side. Beamed ceiling and tongue and groove walls to half height. Sash window to front elevation and window seat. Radiator with radiator cover. High level electrics box. Laminate flooring. Opening through to:-

INNER HALLWAY

Stairs rising to first floor. Shelving and shoe storage cupboard. Glazed door to kitchen and door to:-

GROUND FLOOR SHOWER ROOM

Low level WC, vanity wash hand basin with storage below, tiled splashback, anti-fog mirror over with lighting and low level entry shower with inset shelving, rain head shower and hand held shower. Under stairs storage cupboard. Heated towel rail. Terracotta hexagonal tiled floor.

KITCHEN 13' 1" x 6' 11" (3.98m x 2.11m) maximum measurements

Range of wall and floor mounted cupboards with worktop over incorporating a sink and drainer, tiled splashback. Integrated oven and hob with extractor above and space for fridge/freezer. Wall mounted combination boiler and space for washing machine. Breakfast bar seating. Radiator, shelving and chalk board. Split ceiling with tongue and groove and spotlights to one half and an open vaulted ceiling with storage above to the other half. Double glazed window to rear and double glazed door opening to outside rear.

FIRST FLOOR LANDING

Glazed doors off to:-

BEDROOM ONE 13' 5" x 10' 10" (4.09m x 3.30m) maximum measurements

Sash window. Radiator. Painted floorboards and glazed door. Built-in wardrobe/cupboard. Loft hatch.

BEDROOM TWO 8' 11" x 7' 0" (2.72m x 2.13m) plus recess

Two double glazed windows. Inset storage. Radiator.

REAR GARDEN

Immediately to the rear of the property is a glazed covered barbecue and seating area with external electric point, lights and artificial grass. Steps lead up to a garden with lawn and a pathway with slate chippings that leads to the end of the garden. In the garden is a raised deck, covered barbecue area and space for table and chairs with electric point and pagoda with honeysuckle, jasmine and wild roses. At the end of the garden there is an outside:-

STUDIO 10' 6" x 10' 6" (3.20m x 3.20m)

Door and windows to front elevation. Electric and lighting. Fixed table and work space. Skylight. Wood burning stove set on a hearth. Wi-fi available.

SERVICES

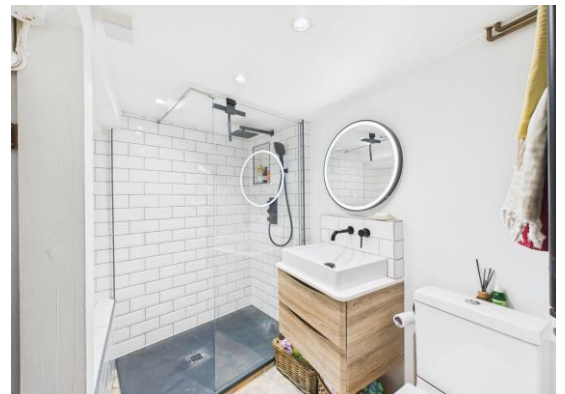
Mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTES

Works are required on the dormer window above bedroom two to replace a small piece of roofing. A builders quote of £2300.00 for the repair and a copy of the quote is available to view upon request, please discuss this with the agent. The Council Tax band for the property is band 'A'.

DIRECTIONS

From Commercial Road heading away from Penryn towards Treluswell, just after passing the Texaco garage on the left and the Cross Keys Care Home, Truro Lane can be found on the left hand side. The property is on the right hand side a short way up. Parking may be found in the lane or further up from the house into Permarin Road and onto the free (overnight) car park. If using What3words:- helper.conquest.mural

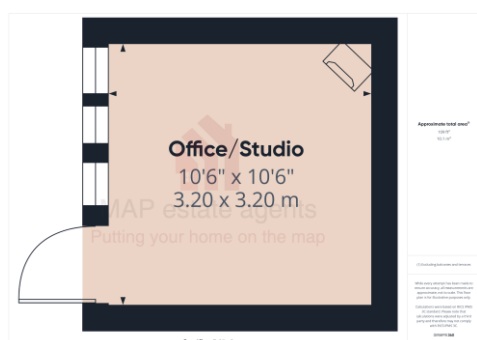
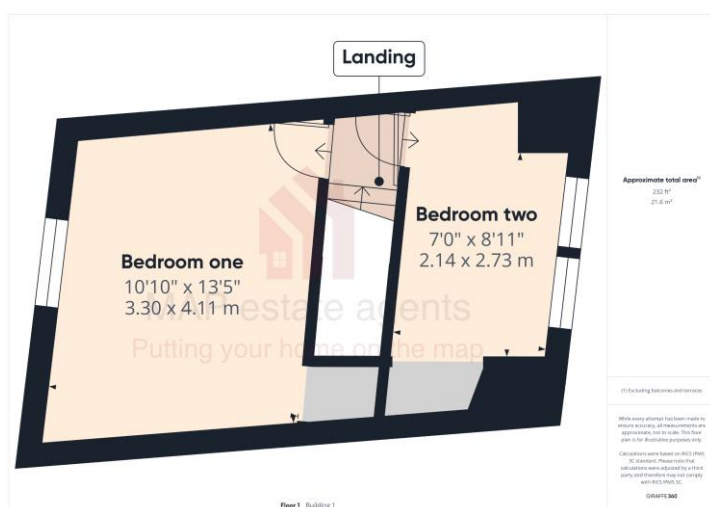


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		87
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Beautifully presented character cottage
- Located off a lane in Penryn, close to park, coffee shop and shops
- Two double bedrooms
- Lounge with sash window and beamed ceilings
- Kitchen with clever storage
- Downstairs modernised shower room
- Outside covered over seating space
- Beautiful back garden with pagoda and sheltered BBQ space
- Outside office/workspace/studio with electric, lighting, wi-fi and little wood burner!!
- Container storage at rear that vendors rent, could be transferred to new owner



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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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