



**MAP estate agents**  
Putting your home on the map

**West Street,  
Penryn**

**£195,000  
Freehold**







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## Property Introduction

A charming one bedroom character cottage located close to the town and railway station, one of just cottages set off the road accessed via an opeway.

The property has recently been updated and refreshed and comprises of a lounge which has a beamed ceiling and sash window, kitchen, double bedroom and a wet room style shower room.

The cottage benefits from gas central heating and a sunny rear courtyard.

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

Accessed via an ope way in West Street that leads to one other property. Front door opening to:-

#### **LOUNGE 11' 10" x 11' 4" (3.60m x 3.45m) plus recesses**

A good size room with feature fireplace house gas fire (not currently in use) with shelving to side recesses and mantel over. Laminate flooring. High ceiling with beams. Sash window to front elevation. Radiator. Stairs rising to first floor. Opening through to:-

### KITCHEN 11' 0" x 6' 4" (3.35m x 1.93m) plus rear door recess

Large understairs storage cupboard with shelving. Door opening to opeway onto the garden. Beamed ceilings. Radiator. Display shelving. Sash window with deep sill. Range of floor and wall mounted cupboards with worktop over incorporating a sink and drainer. Tiled splashbacks. Space for gas cooker, space for fridge/freezer and space for washing machine. Laminate flooring.

### FIRST FLOOR LANDING

Sash window with deep sill to rear elevation. Loft hatch. Positive air flow system. Radiator and doors off to:-

### DOUBLE BEDROOM 13' 0" x 11' 7" (3.96m x 3.53m) maximum measurements

Sash window. Space for wardrobe and chest of drawers. Radiator. Built-in shelved cupboard housing the gas combination boiler.

### SHOWER ROOM

Obscured glazed window with deep sill. Extractor fan. Low level WC, wall hung wash hand basin with tiled splashback and mirror cabinet above, wet room style walk-in shower with glass side screen, part tiled walls and housing an electric shower. Radiator and towel rail.

### OUTSIDE REAR

Accessed via an opeway is a sunny open garden space for seating, space for bin storage and useful shed. Please note, this is open to the neighbouring property. There is a right of way over the opeway to access number 45 and the neighbouring property to access the property and garden. The garden between the properties is currently open and each area behind each property is owned by the relevant property.

### SERVICES

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

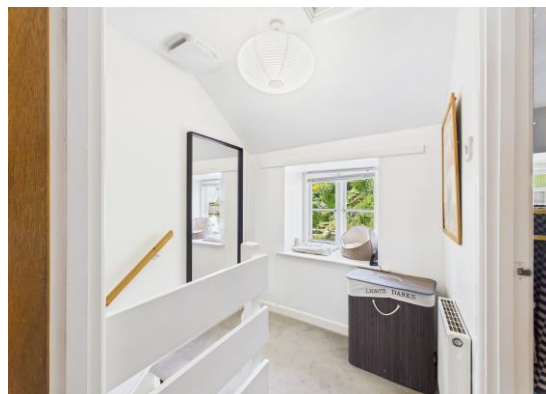
### AGENT'S NOTES

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

Pursuant to the Estate Agency Act 1979 we must point out that the vendor is related to an employee of MAP Estate Agents.

### DIRECTIONS

Heading towards Penryn on the B3292 from Treluswell roundabout turn right into Browns Hill passing Hawkins Peugeot garage on your right hand side. Turn left into West Street where the road forks into the one way system. Proceed along West Street and the property can be found on the right hand side, just before The Thirsty Scholar Public House on the left hand side. If using What3words:- daydreams.makeup.petty



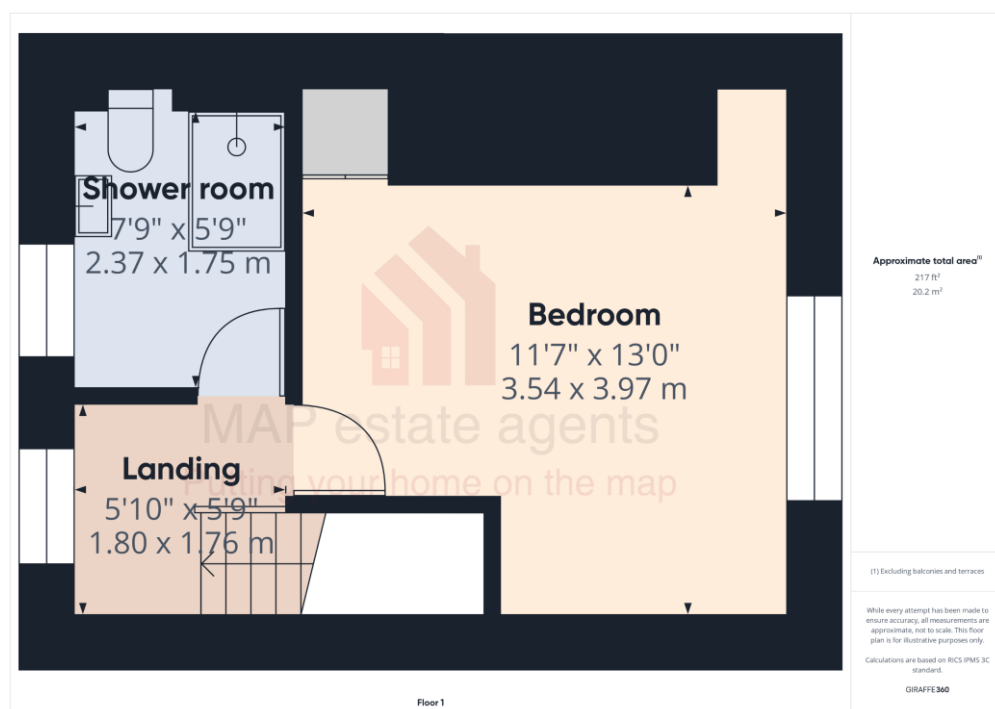
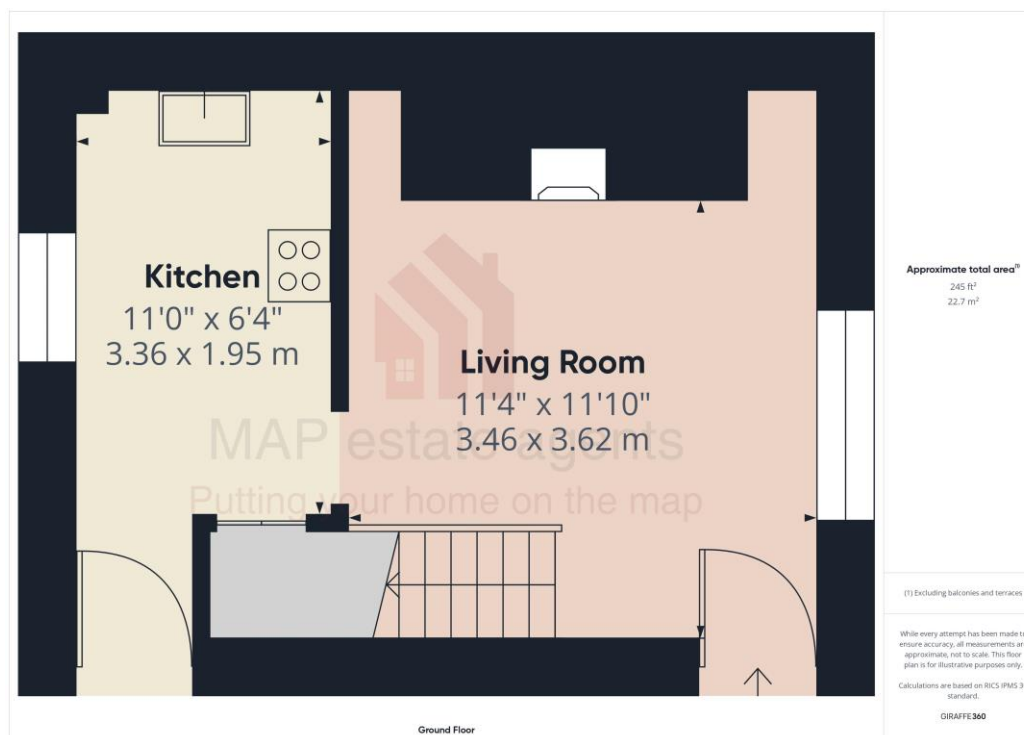
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		88
B (81-91)		
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





## MAP's top reasons to view this home

- Charming character cottage
- Ideal for first time buyer or Investor
- Just one of two accessed from an opeway
- Lounge with high beamed ceilings and sash window
- Kitchen with spacious cupboard, scope to improve upon
- One double bedroom
- Updated wet room style shower room
- Gas central heating and positive airflow system
- Lovely sunny courtyard
- Close proximity to town centre amenities and transport links



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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