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**Western Place,
Penryn**

**£295,000
Freehold**





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Property Introduction

This three bedroom terraced house is conveniently located for the railway station, Tremough university campus and is a short walk to the town centre.

Much loved by the current owners, on the ground floor the property offers two receptions, one of which could be used as an extra bedroom if required and a kitchen that leads to a lovely garden. There are three bedrooms to the first floor, one with a walk in closet and there is also a large bathroom upstairs too.

There is a delightful enclosed rear garden and off-road parking for two vehicles to the front.

Location

The property is located towards the edge of the town within walking distance of Tremough University Campus and Penryn Railway Station that provides a service to both the harbour side 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.

In the other direction, the train runs to the city of Truro with it's mainline links to London Paddington and the north of England. Penryn town boasts a range of niche shopping outlets, pharmacy, doctor's surgery, convenience store, Post Office and numerous takeaways and Public Houses.

ACCOMMODATION COMPRISES

Glazed door at front leading into:-

PORCHWAY

With handy space to store coats and shoes. Further glazed door to:-

HALLWAY

Stairs to first floor, wood flooring and doors to:-

LIVING ROOM 17' 4" x 10' 1" (5.28m x 3.07m) maximum measurements

A dual aspect room with two double glazed windows, a radiator and a feature wrought iron fireplace with mantel over and hearth for a real fire.

Returning to hallway, door to:-

DINING ROOM 11' 1" x 10' 0" (3.38m x 3.05m) maximum measurements, irregular shape

Double glazed window and radiator, archway to:-

KITCHEN 17' 3" x 6' 11" (5.25m x 2.11m) maximum measurements

Range of floor and wall mounted cupboards, with worktop over and tiled surround, incorporating sink and drainer under double glazed window. Integrated oven and hob with splashback and extractor above, tiled flooring. Space for fridge/freezer, space for washing machine, plumbing for dishwasher. Underfloor heating. Double glazed door leading to garden.



Returning to hall, stairs to :-

FIRST FLOOR AND LANDING

Double glazed window and radiator. Landing, loft hatch. Doors off to:-

BEDROOM ONE 14' 5" x 10' 3" (4.39m x 3.12m) maximum measurements

A generous room, double glazed window, walk-in closet with shelving and lighting, radiator.



BEDROOM TWO 13' 2" x 9' 0" (4.01m x 2.74m) maximum measurements, irregular shape

Double glazed window, radiator.

BEDROOM THREE 11' 2" x 6' 10" (3.40m x 2.08m)

Double glazed window, radiator.



BATHROOM

Low level WC, bath, pedestal wash hand basin and fully tiled walls. Double glazed obscure glass window, radiator and airing cupboard housing gas combination boiler.



OUTSIDE FRONT

To the front there is off road parking for 2-3 cars, some space laid to lawn and a low wall and range of shrubs. Archway to a shared alleyway with the neighbouring property that leads through to the private garden for each property.

REAR GARDEN

A generous enclosed garden with patio, lawn and mature shrubs, complete with apple tree and palm tree.

AGENT'S NOTES

A mundic report is available upon request - a test was carried out on 21st May 2025 with results which are A2 which is considered suitable for standard purchase/mortgage purposes. Please be advised that the Council Tax Band for this property is Band 'A'.

SERVICES

The property benefits from mains water, mains drainage, mains electric and mains gas.

DIRECTIONS

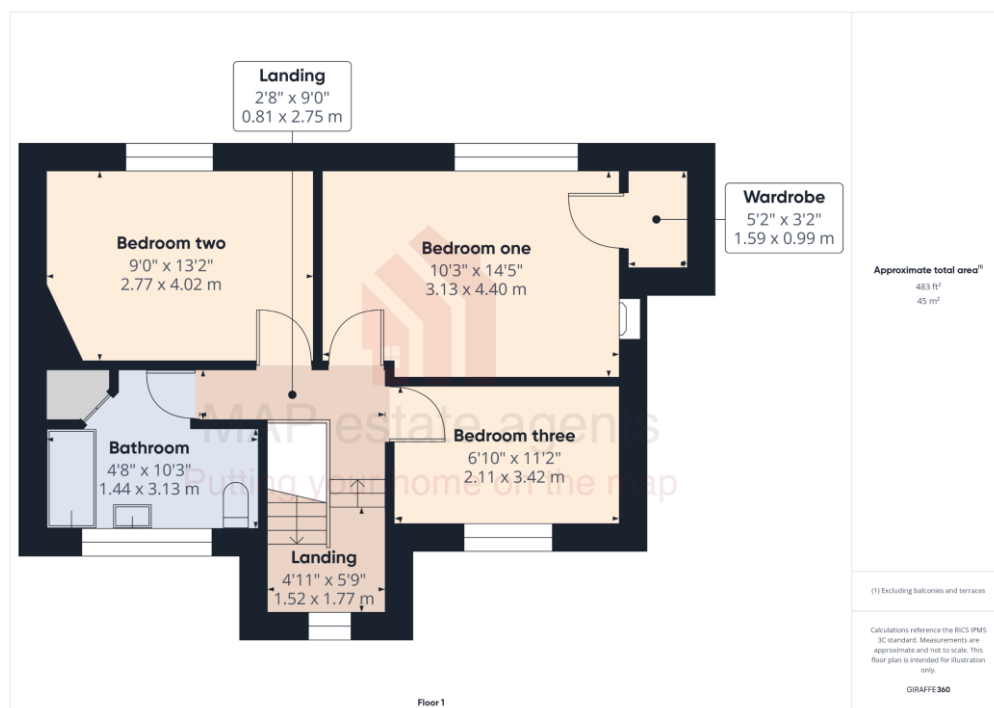
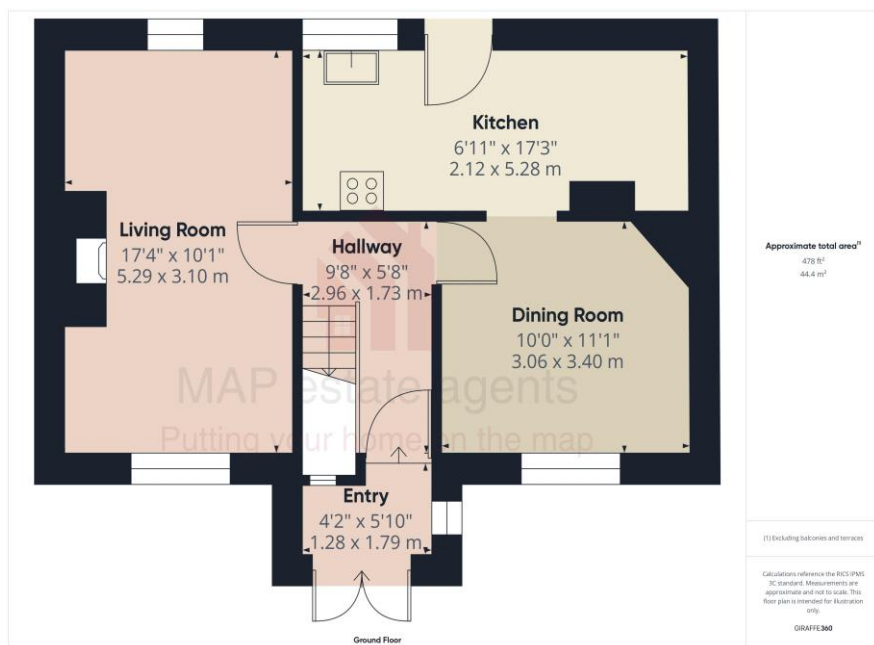
From the railway station proceed down to the junction at the bottom of Station Road, turn right towards the town and immediately left into Western Place. The property can be found on the right hand side. If using What3words:- unit.overhear.alongside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	56	74
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

- Terraced house in popular residential area
- Lounge with lovely feature fireplace (or can be bedroom four)
- Separate dining room
- Kitchen with doors out to wonderful garden
- Three bedrooms to first floor
- Generous bathroom on first floor
- Generous enclosed rear garden with established plants and patio
- Front lawned area and off-road parking
- Close to railway station and university
- Close to amenities



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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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