



Lovely 3 bedroom semi- detached home in the well regarded town of Penryn.

Please note, the home is a Cornish Unit Type 1 Precast Reinforced Concrete House, and therefore not currently mortgageable.

Currently let to students, the property is ideal either as a 3 bedroom family home or a 4 bedroom student property which could provide a good income.

The accommodation briefly comprises:

Ground Floor -

Entrance, with space under the stairs for storage, leading to a spacious downstairs bedroom (or could be used as the living room), light and airy open plan kitchen/living space - the kitchen is equipped with a range of units and a cooker and a door leading out to the back garden.

First Floor -

Landing leading to a very spacious master bedroom, another double bedroom and a good sized single bedroom, followed by the family bathroom with an electric shower over the bath.

The property also benefits from gas central heating and UPVC windows.

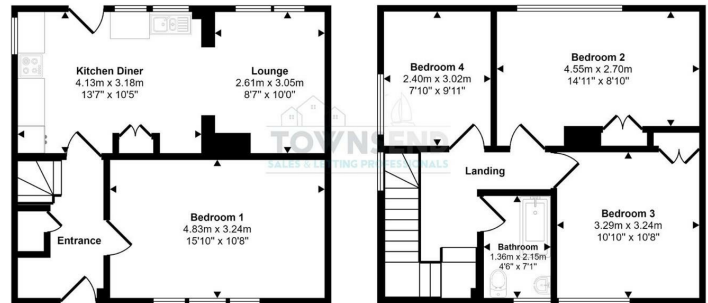
Outside: - At the front, there is a private front garden, which is currently fenced off lawned, which could provide private parking for the property (subject to any necessary consents),

Accessed via a path from the front garden or the back door of the house, the spacious rear garden is designed for easy maintenance, with a lovely lawned area and a very useful patio, separated by a very good sized block built storeroom and outside loo, which would make an ideal work studio or additional living space (subject to any necessary consents).

Free on-street parking is accessible, but there are no designated parking spaces.



Approx Gross Internal Area  
91 sq m / 977 sq ft



Ground Floor  
Approx 45 sq m / 483 sq ft

First Floor  
Approx 46 sq m / 494 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	64
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	64
(61-81) B	
(39-60) C	
(15-58) D	
(1-38) E	
(1-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	