



*** Chain Free***

This charming little house nestled in the heart Penryn is an absolute delight. Ideal for those seeking a peaceful and unique living experience! Whether you're a first-time buyer, a couple looking for a secluded getaway, or an individual longing for a peaceful retreat, this little gem could be perfect for you.

The accommodation briefly comprises:

Ground floor: Entrance leading to an open plan living area which leads to the well designed kitchen that includes all the amenities needed in one compact space.

From a short hallway leading off from the living area, there is a useful laundry area with built in appliances, stairs leading to:

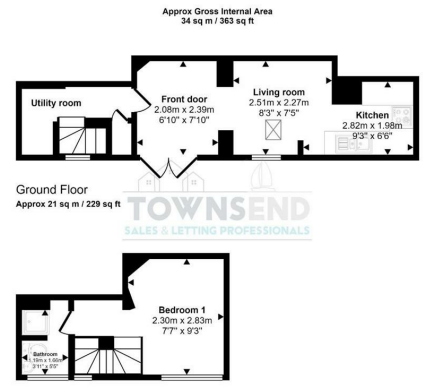
First floor: Lovely, serene bedroom with windows looking out over the courtyard and a cosy, well thought out shower room.

Outside: Private courtyard area, perfect to enjoy the summer sun! See photos (marked in red) for reference.

The property is accessed via a shared pedestrian access off Broad street.

Free on-street parking is accessible in the area.

There will be a newly created 999 year lease for the purchaser, with a peppercorn ground rent. The purchaser will be liable for their own roof, but not liable for the roof of the main house of 31 Broad Street.



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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		91	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	44		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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