



*** 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:

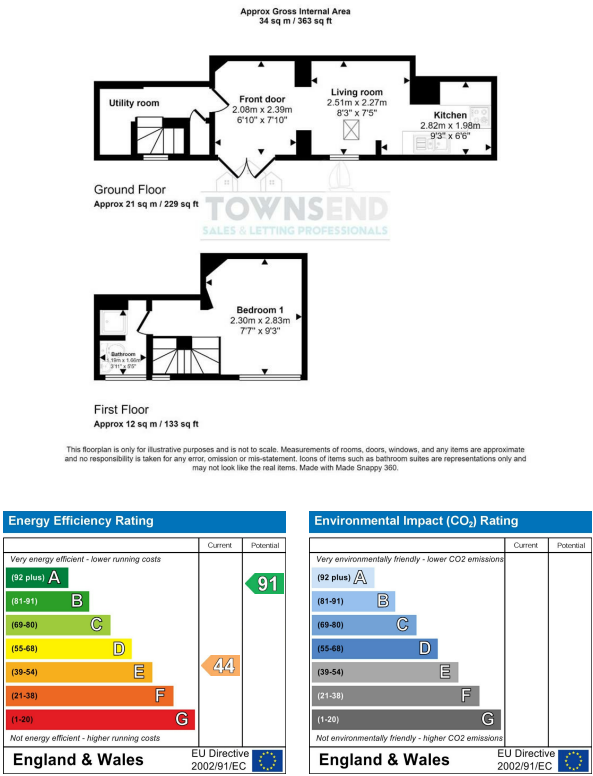
First floor: Lovely, serene bedroom with windows looking out over the courtyard and a cosy, well thought out shower room.

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.