



\*\*\* 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:

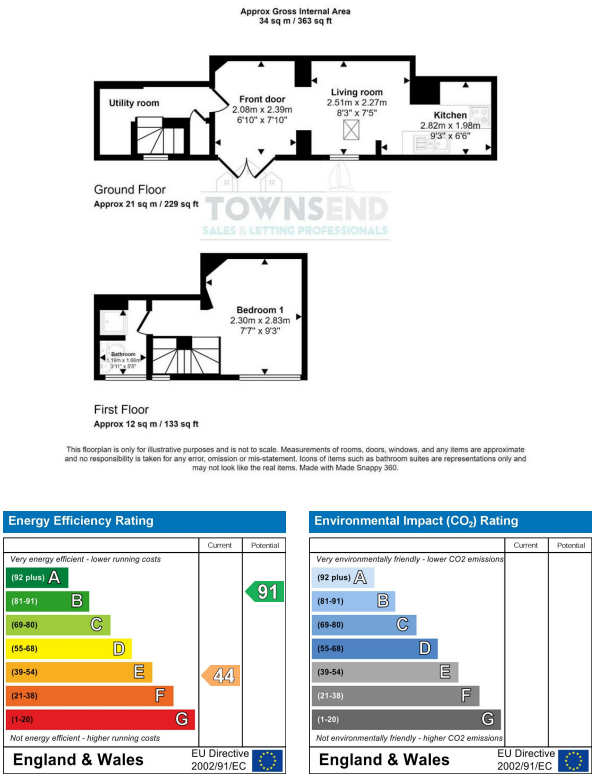
First floor: Lovely, serene bedroom with windows looking out over the courtyard and a cosy, well thought out shower room.

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.



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