



ST THOMAS STREET, PENRYN  
GUIDE PRICE £175,000





**FULL DESCRIPTION** Bursting with character this charming one bedroom maisonette is jam packed with wonderful features. From the moment you enter your own private entrance you will feel straight at home.

There is a spacious open plan kitchen/dining/sitting room with two beautiful large sash windows, the kitchen itself is a great size and has lovely wooden work tops and wooden effect vinyl flooring.

Upstairs you will find an inviting double bedroom with period sash window enjoying views over a converted chapel and the Penryn river.

The bathroom is fully tiled and generous size with a white suite that has an electric shower over the bath and also benefits from a period sash window with river views.

**THE LOCATION** Located in at the head of the Penryn River, this charming Cornish town has



an interesting history dating back over 800 years previously trading as a port. Today it is a vibrant town which has mix of cafes, bars, shops & galleries integrated with commercial businesses. There are fantastic sailing facilities including boat yards & chandlers. Home to the University of Exeter the Tremough Campus has firmly placed Penryn on the map as a fantastic place to live, work & study.



Falmouth town is within close proximity and lies approximately 1 mile away. Famous for its harbour. Together with Carrick Roads, it forms the third deepest natural harbour in the world. There is a choice of award winning eateries and variety of shops & galleries. You are spoilt for choice when it comes to beaches with the stunning Gyllngvase & Swanpool beaches often proving popular. Falmouth has previously been voted one of best places to live in the UK.

**ENTRANCE PORCH** Useful entrance porch with metal coat rail and hooks. Single enclosed fitted light. Fusebox & meter. Wooden vinyl flooring. Grey painted walls with white woodwork. white wooden panel door leading to sitting room.



**SITTING ROOM** 12' 0" x 11' 4" (3.66m x 3.46m) Lovely open plan room leading to dining room with a large sash window, wooden effect vinyl flooring, majority of walls painted white with blue feature wall & white woodwork. Silver metal curtain pole. 3 spotlight light fitting. Various plug sockets TV Point. Wall mounted radiator.



**KITCHEN/DINER** 11' 10" x 15' 2" (3.61m x 4.64m) Spacious kitchen with a range of white gloss wall & floor units with silver metal handles complemented by wooden work tops and bespoke brick finish cabinet facing the dining area. Sash window, single bowl stainless steel sink & drainer. Stainless steel 4 ring gas hob & stainless steel extractor over integrated oven. 4 spotlight light fitting. Wooden sash window and



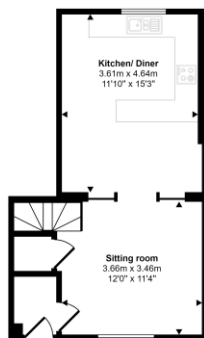
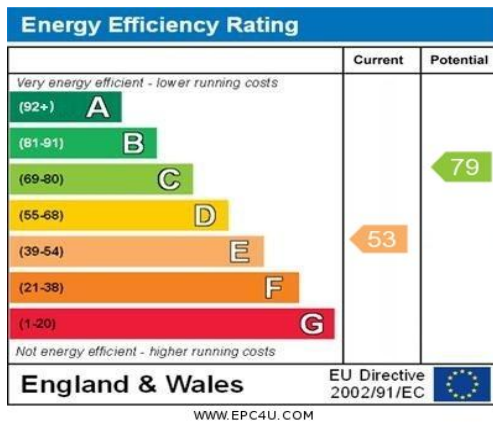
white roll blind. Various wall sockets. Grey painted walls & white wood work. Wall mounted radiator. Wooden effect vinyl flooring.

**BATHROOM** 10' 0" x 5' 1" (3.06m x 1.55m)  
 White tiled walls with black/grey boarder. White suite with chrome taps. Chrome push button flush W.C. White electric shower & riser rail. White wall mounted radiator. Two sealed lights. Wall mounted mirror. Wooden sash window. White roll blind. Grey wooden effect vinyl flooring. Pull string for shower.

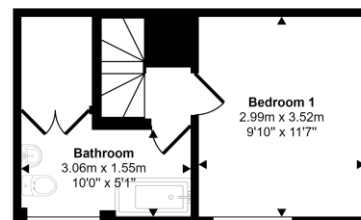


**BEDROOM** 9' 9" x 11' 6" (2.99m x 3.52m)  
 Lovely double bedroom with majority white painted walls and pink painted feature wall. Sash window with silver metal curtain pole. Cream carpet. Single light pendant. Various wall sockets. Wall mounted radiator.

**AGENTS NOTE** The property is a 999 year lease with 970 years remaining and the owner shares a 50/50 share of the freehold with upper maisonette.



Ground Floor  
 Approx 35 sq m / 379 sq ft



First Floor  
 Approx 22 sq m / 237 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.

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