



32 St Gluvias Street, Penryn, TR10 8BJ

Guide Price £235,000

A characterful 2 bedroom cottage benefiting from a particularly pleasant rear garden, located on this residential road moments from the centre of the thriving town of Penryn.

Key Features

- 2 bedrooms
- Pleasant rear garden
- Central Penryn location
- Terraced
- Oozing charm and character
- EPC rating D



THE LOCATION

Penryn is a small and historic port on the south coast of Cornwall, chartered in 1236. During the 19th Century, the town was known for the export of granite, used in such buildings as the Bank of England and many of the country's lighthouses. The town is home to the Penryn Campus, a large university campus occupied by two institutions – Falmouth University and the University of Exeter. Over recent years the area has thrived, due to a significant increase in student population, in turn having a positive impact on local businesses. The scenic Helford River is a short drive away, with areas such as Falmouth, Truro and Helston in close proximity, making this attractive town a perfect place for those seeking a quieter lifestyle, whilst being conveniently close to the liveliness of larger towns.

St Gluvias Street is a residential road in the centre of Penryn. The road links Commercial Road to Lower Market Street – two primary commercial roads in Penryn.

THE ACCOMMODATION COMPRISES

LIVING ROOM

A lovely room with large modern feature sash windows to the front elevation, space for living room furniture, feature stone fireplace. Radiator.

DINING AREA

An open-plan space with tiled flooring, radiator, room for kitchen table etc. Leading into:-

KITCHEN

Tiled flooring, high and low level kitchen units, stainless steel sink, space for fridge/freezer. Windows to rear elevation overlooking the garden.

UTILITY AREA/BOOT ROOM

A useful area with space and plumbing for washing machine, tumble dryer etc, tiled flooring, hardwood windows to rear, door to rear garden.

FIRST FLOOR

LANDING

Boasting much light through large windows to the rear elevation. Access to both bedrooms and the family bathroom.

MAIN BEDROOM

A double bedroom with space for furniture etc, radiator, feature modern sash window. Built-in cupboard housing combination gas boiler. Carpeted flooring.

BEDROOM TWO

Wooden flooring, feature modern sash window to front.

FAMILY BATHROOM

Tiled walls, low level button flush WD, vinyl flooring, bath with overhead electric shower and shower curtain. Obscure window to rear.

THE EXTERIOR

REAR GARDEN

A pleasant rear garden, deceptively deep for a property in

central Penryn and perhaps one of the property's best features. Part paved and part lawned, bordered by a property to the side, stone wall and rich with shrubs etc. lean to garden store to rear.

GENERAL INFORMATION

SERVICES

Mains gas, electricity, water and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

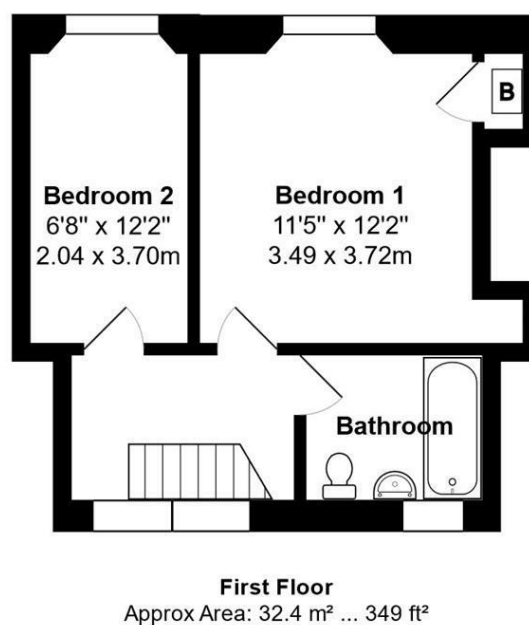
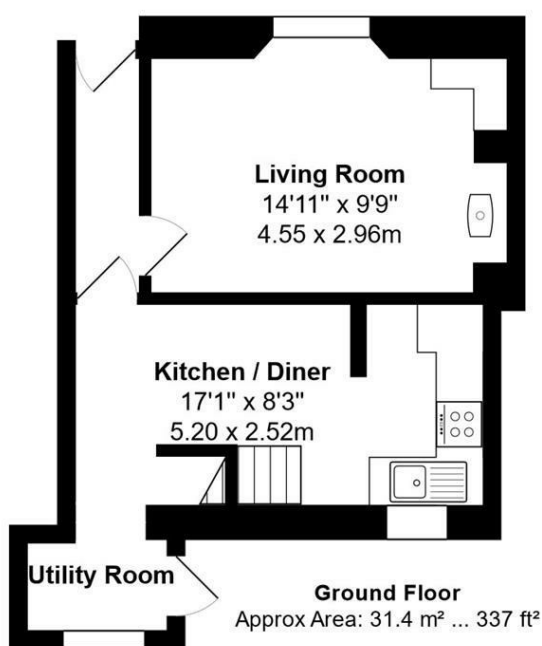
TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

Floor Plan



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Total Approx Area: 63.8 m² ... 686 ft²

All measurements are approximate and for display purposes only