



## 68 Lower Market Street, Penryn, TR10 8BH

£249,950

An attractive 3 bedroom, Grade II Listed terraced house, positioned in the very centre of Penryn town. Currently let to students and grossing £18,000 per annum, the property would make an excellent first time buy, downsize opportunity, or turn-key investment.

### Key Features

- 3 double bedrooms
- Central Penryn high street location
- Tenancy expires September 2025
- Grade II Listed
- Currently let to students, generating a gross income of £18,000 per annum
- EPC rating E



## 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 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 within close proximity, making this attractive town a perfect place for those seeking a quieter lifestyle, while being conveniently close to the liveliness of larger towns.

## THE PROPERTY

A three bedroom Grade II Listed period townhouse, situated in the heart of Penryn, currently let to students and generating a monthly income of £1,500, with tenants in situ until September 2025. Briefly comprising on the ground floor: entrance porch, living room, and fitted kitchen. On the first floor, there are two bedrooms and the bathroom; and on the second floor, is the third bedroom. A superb investment opportunity.

## THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a step rises to the front entrance door, leading into the:-

### ENTRANCE VESTIBULE

Panel door leading to the:-

### LIVING ROOM

Feature fireplace with hearth and surround, large single glazed sash window to the front elevation, carpeted flooring. Panel door leading to the:-

### INNER HALLWAY

Stairs rising to first floor level. Panel door to the:-

### KITCHEN

A fitted kitchen with base and eye level units both above and below a roll top worksurface, with inset stainless steel sink with mixer tap and tiled splashback. Beko gas oven with four ring hob and extractor hood. Space for fridge, space and plumbing for washing machine. Small breakfast bar. Obscure glazed sash window to the side elevation.

## FIRST FLOOR

### LANDING

Stairs rising to the second floor. Panel doors to bedrooms one and two, and the family bathroom.

### BEDROOM ONE

A double bedroom with a large sash window to the front elevation. Carpeted flooring. Radiator. Three storage cupboards.

### BEDROOM TWO

Another double bedroom with a large sash window to the front elevation. Carpeted flooring. Radiator.

## FAMILY BATHROOM

A three piece suite comprising low flush WC, wash hand basin with mixer tap, and bath with overhead shower and glazed screen. Tiled walls. Carpeted flooring. Sash window to the rear elevation.

## SECOND FLOOR

### BEDROOM THREE

A large converted loft room with sash window enjoying elevated far-reaching views. Carpeted flooring. Radiator. Large integrated cupboard.

## GENERAL INFORMATION

### SERVICES

Mains water, drainage and electricity are connected to the property. Gas fired central heating. Telephone points (subject to supplier's regulations).

### COUNCIL TAX

Band A - Cornwall Council.

### TENURE

Freehold.

### VIEWING

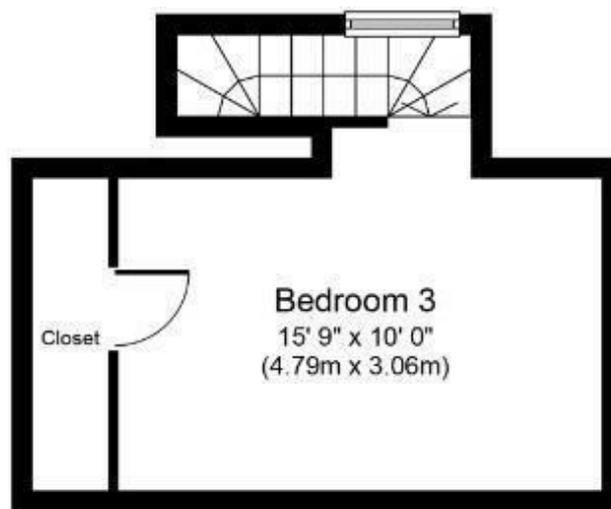
Strictly by appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

### AGENT'S NOTE

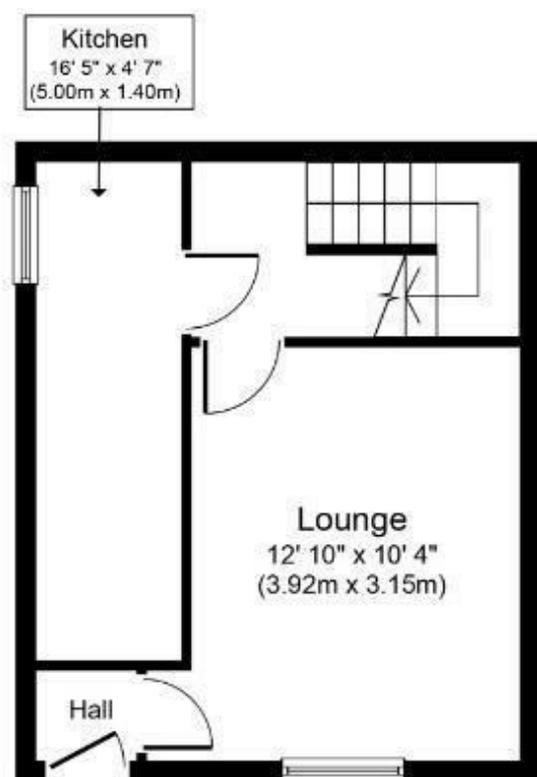
There is an occupational tenancy for three students at £1,500 pcm, from 6 September 2024 to 1 September 2025.



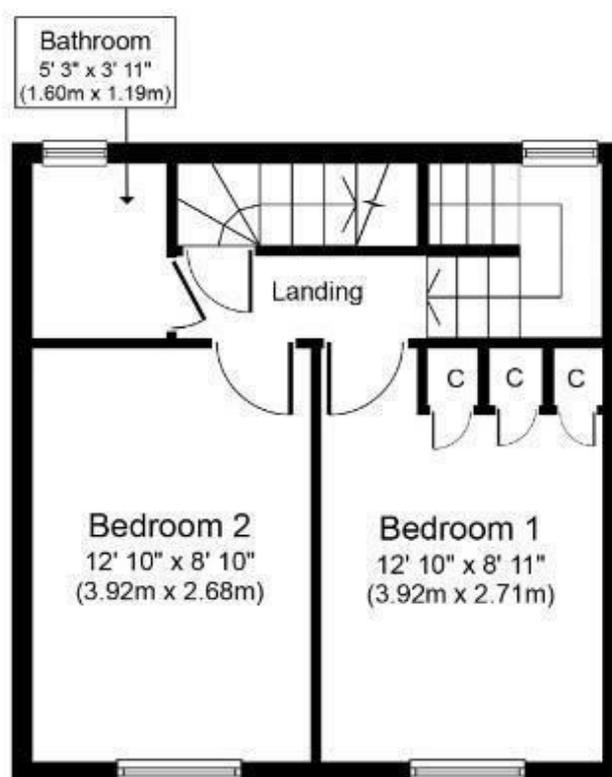
# Floor Plan



**Attic Floor**



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.