



Penryn

A modern mid terraced house
Reverse-level living
25' sitting/dining room with Anchor Quay views
Wood effect fitted kitchen
Two bedrooms, bathroom/wc combined
Gas fired central heating
Enclosed low maintenance rear garden
Ideal home or investment opportunity
Walking distance to Penryn town and harbour
Allocated car parking space



Guide £275,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK6975



A delightful terraced house situated on the edge of the harbour village in the historic market town of Penryn, within walking distance of the town centre, Anchor Quay, Penryn Bridge and river.

The accommodation is well presented throughout and offer reverse-level living with the accommodation in brief comprising; two double bedrooms and a bathroom on the ground floor whilst upstairs there is a generous dual aspect sitting/dining room and kitchen. Outside, to the rear, there is a fully enclosed low maintenance garden which has stone and timber boundaries and a gate giving easy access to the main road.

Eastwood Road runs alongside Penryn's South Harbour with access to the town centre. Sainsbury's and Lidl supermarkets are close by along with the many commercial and leisure facilities along Commercial Road. At the end of the road there is a regular bus service.

Penryn is an historic market town which offers a great community with its selection of shops, restaurants, public houses, surgeries and banks. There are many local sports clubs that include football, rugby, cricket and educational facilities including Penryn Junior School, Penryn College and Falmouth University (Tremough Campus). There are good transport links with a regular bus service and the branch line station that links Falmouth Docks to the cathedral city of Truro and the mainline to London Paddington. The neighbouring town of Falmouth is close by and offers an eclectic range of commercial and leisure facilities.

As the owners' sole agents, we highly recommend an early appointment to view.

THE ACCOMMODATION COMPRISES:

Metal gate with a shared walkway to wood panelled front door giving access to:

ENTRANCE HALL

Doors leading to the two bedrooms and bathroom, wall mounted consumer unit and stairs rising to the first floor living area, storage cupboard with coats and shoes, solid oak floor.

BEDROOM ONE 3.94m (12'11") x 2.64m (8'8") maximum measurements.

Neutrally decorated, solid oak floor, radiator, central ceiling pendant light, patio white four panelled internal door.



BEDROOM TWO 3.58m (11'9") x 2.57m (8'5")

Window overlooking the front, neutrally decorated, central ceiling pendant light, carpet, white four panelled internal door to useful storage cupboard, white four panelled internal door.



BATHROOM 1.78m (5'10") x 1.83m (6'0")

Opaque window overlooking the rear. Fitted with a white suite comprising; panelled enclosed bath with telephone style shower attachment, pedestal wash hand basin with separate chrome taps, low-level flush wc, part tiled walls, radiator, new fitted vinyl flooring.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



STAIRCASE LEADING TO:

OPEN PLAN SITTING/DINING ROOM 6.48m (21'3") x 3.53m (11'7")

A dual aspect room with two double glazed wooden windows overlooking the rear and double glazed French doors to the front with a Juliette balcony and views of Anchor Quay and down the Penryn River, TV aerial point, telephone point, radiator, loft hatch, cupboard providing additional useful storage and doors leading into the kitchen.



KITCHEN 3.02m (9'11") x 2.64m (8'8")

Fitted with a range of wood effect wall and base units, roll edge work surfaces over with some splash back tiling, inset gas hob with oven under, inset single drainer stainless steel sink unit with mixer tap, space for washing machine, dishwasher and refrigerator/freezer, wall mounted boiler (currently not serviced and not tested), ceiling pendant light, window overlooking the rear.

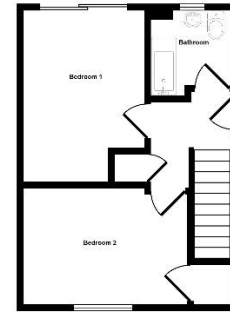


OUTSIDE

Access through a metal gate gives access to a shared walkway leading to a gate and the enclosed rear garden. Also from the gate there is access to the single allocated parking space which is owned by the property.

ENCLOSED REAR GARDEN

There is an area laid to paving immediately adjacent to the house with the remainder laid to shingle. There are a number of mature shrubs and trees to the rear of the garden and the whole is bordered by stone walling and timber fencing.



Ground Floor
Approx 29 sq m / 311 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.



First Floor
Approx 36 sq m / 392 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.

SERVICES All mains services are connected.

COUNCIL TAX Band B.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

