



## Penryn

A charming period cottage  
To be sold with 'no onward chain'  
Two double bedrooms with high ceilings  
Sitting/dining room  
Open plan kitchen  
Rear courtyard with an out house  
Moments from the river and town centre  
Recessed sash windows, window seat & feature fireplace  
Ideal as a home, investment or lock up and leave  
Full of character and charm



**Guide £235,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK6989



A charming period cottage located at the riverside end of St Thomas Street just moments from the head of Penryn River, the harbourside and walking distance to the town centre, Anchor Quay and Ponsharden.

The accommodation offers plenty of character features with a window seat and feature fireplace and has two decent double bedrooms with high ceilings upstairs whilst downstairs is open plan with a sitting/dining room through to a fitted kitchen. This in turn leads to a rear entrance with shower room. Outside is a courtyard to the rear with a useful old outhouse now used as a utility space.

The accommodation has a lovely feel to it and provides comfortable living. The cottage would be ideal as a home or as an investment opportunity.

Penryn is an historic market town which offers a great community with its selection of shops, restaurants, public houses and doctors surgery. There are many local sports clubs including football, rugby and cricket and great educational facilities including Penryn College, Penryn Primary Academy and Falmouth University (Tremough Campus). There are great transport links with a regular bus service nearby and Penryn branch line station that links Falmouth to the city of Truro and onto the mainline to London Paddington. Falmouth is also close by.

#### **THE ACCOMMODATION COMPRISES:**

From St Thomas Street obscure glazed door leads to:

#### **ENTRANCE HALL**

Turning stairs to first floor landing, electric consumer unit, internal window to dining area, glazed door leading to:

#### **OPEN PLAN SITTING/DINING ROOM/KITCHEN 6.45m (21'2") x 3.94m (12'11") maximum measurements.**



#### **SITTING/DINING ROOM**

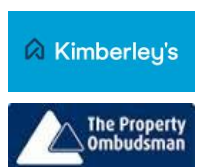
Recessed sash window to the front with a window seat, feature fireplace with slate hearth, tiled surround and wooden mantle, under stairs storage cupboard, base louvre door fronted cupboard housing the gas meter, TV aerial point, telephone point, open plan to kitchen area.

#### **KITCHEN AREA**

Fitted with a selection of matching base and wall mounted units in white, roll edge work surfaces to three sides with tiled splash backs, inset stainless steel single drainer sink unit, inset four-ring electric hob with oven under and stainless steel extractor over, space for refrigerator, wooden flooring, door leading to rear hall, a continuation of the wooden flooring, double glazed door to rear leading out onto the courtyard, door to bathroom, radiator.



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.



## BATHROOM

Opaque double glazed window to the rear and courtyard. A matching suite in white to comprise; shower cubicle with electric shower, pedestal wash hand basin and low-level flush wc, part tiled walls, shaver socket, radiator, wall mounted electric heater, ceiling mounted extractor fan, display shelf, a continuation of the wooden flooring.



## OUTSIDE

**ENCLOSED REAR COURTYARD** 4.57m (15'0") deep x 2.74m (9'0") wide, tapering to 1.83m (6'0")  
With room for table and chairs.



## FIRST FLOOR LANDING

Turning staircase from entrance hall, doors to both bedrooms.

**BEDROOM ONE** 3.91m (12'10") x 3.61m (11'10")  
*maximum measurement and of an irregular shape.*

Recessed sash window to the front, deep built-in cupboard housing combination boiler, radiator, high ceilings.



**OUTHOUSE** 1.83m (6'0") x 1.07m (3'6")

Brick built with opaque window and personal door, space and plumbing for washing machine.

**SERVICES** All mains services connected.

**COUNCIL TAX** Band A.

## 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.

**BEDROOM TWO** 3.48m (11'5") x 2.84m (9'4")  
*maximum measurements.*

Double glazed window, built-in storage cupboard, modern wash hand basin with cupboard underneath, radiator, high ceiling.



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.

