



Penryn

Three bedroom maisonette
Superb investment property
Centre of Penryn, open outlook to woodland
UPVC double glazing, gas central heating
Lounge, kitchen/diner, cloakroom/wc
Three double bedrooms, bathroom
Enclosed balcony
Far reaching countryside views
Spacious private garden and a further area of woodland unfenced
Being sold with the benefit of 'no onward chain'

OIEO £232,500 Leasehold

**ENERGY EFFICIENCY RATING
BAND C**

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

01326 311400
www.kimberleys.co.uk

REF: SK7043



A three double bedroom first floor maisonette which would offer an ideal investment opportunity or a spacious family home. The property comprises gas fired central heating, double glazing, far reaching countryside views towards the viaduct and the property has a sizeable private garden and woodland area.

The current vendor has lived here for 10 years and has rented spare bedrooms to students with an income of approximately £1500 per calendar month. The accommodation comprises three double bedrooms, cloakroom, kitchen/dining and living room both giving views and access to the balcony.

THE ACCOMMODATION COMPRISES:

Steps lead up to, obscure partially glazed UPVC door:

ENTRANCE HALL

With coved ceiling, radiator, wood effect laminate flooring, turning staircase to first floor, window to front. Under stairs storage recess and a large walk-in storage cupboard with plumbing for a washing machine, door to kitchen/dining room and door to lounge.



CLOAKROOM/WC

Double glazed window to front aspect, white suite comprising low flush wc, pedestal wash hand basin with chrome waterfall mixer tap.



KITCHEN/DINING 3.96 m (13'0) x 2.84 m (9'4)

Fitted with a full range of high gloss cream wall and base units, work tops over and stainless steel splash backs, inset stainless steel sink unit with chrome mixer tap, integrated electric oven with gas hob and extractor fan over, integrated tall fridge, shelving display unit with hanging for utensils, UPVC double glazed picture window with roller blind, inset ceiling spotlights, radiator, space for dining table and chairs, vinyl flooring.



LOUNGE 4.88 m (16'0) x 3.38 m (11'1)

Currently used as a fourth bedroom with coved ceiling, double glazed sliding door leading to the balcony and overlooking the rear garden and woodland beyond. Radiator. Picture rail. Boarded fireplace with timber feature surround.



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

With an obscure double glazed window to the front elevation with roller blind. Fitted with a white suite comprising P-shaped bath with central chrome mixer tap and hand shower, wall mounted shower unit with drench head and glass screen, low flush wc, pedestal wash hand basin with chrome mixer tap and vanity mirror above, tile effect aqua boarded walls, tile effect laminate flooring, inset ceiling spotlights. Airing cupboard with useful shelving, housing the gas combination boiler. Loft access.



FIRST FLOOR LANDING With access to:

BEDROOM ONE 3.96 m (13'0) x 2.87 m (9'5)

Double glazed windows overlooking the rear with far reaching views, picture rail, radiator.



BEDROOM TWO 3.66 m (12'0) x 2.90 m (9'6)

With double glazed window to the rear with far reaching views, picture rail, radiator.



BEDROOM THREE 3.63 m (11'11) x 2.79 m (9'2)

With double glazed window to the front, picture rail, radiator.



OUTSIDE

To the front of the property a wooden door gives access to a bin store and gas meter point. To the rear of the property there is a balcony accessed from the kitchen and lounge, a perfect area for sitting, relaxing and entertaining friends and family. Steps lead down to a sizeable fenced garden. There is a further area of woodland that could be utilised, currently unfenced. Also outside is a fully lined and insulated **SHED 2.44m (8'0") x 3.05m (10'0")** with water supply and electric. Currently being used as a dog groom room.

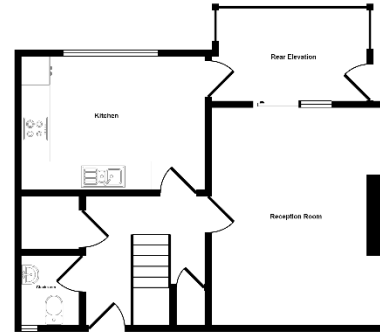


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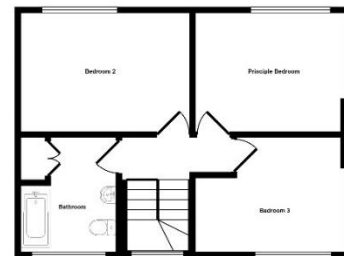


FLOORPLAN



Ground Floor
Approx 47 sq m / 502 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 44 sq m / 475 sq ft

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PARKING There is unrestricted on street parking.

COUNCIL TAX Band A.

TENURE Remainder of a 125 year lease dated 4th September 2000.

GROUND RENT Currently £10 per annum.

DIRECTIONS

From our Falmouth office upon entering Penryn from the Falmouth direction at the Penryn Bridge traffic lights turn left and proceed up the hill into the main centre of the town where the road splits into two lanes proceeding up hill, turn immediately left at the town clock and follow this road into Saracen Way, it will turn a sharp right at the bottom of the hill, proceed up and number 73 Saracen can be found on your left hand side in a block.

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.

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