



## Penryn

A mid terrace granite cottage  
Situated in central Penryn  
Packed with character and charm  
Kitchen opening onto enclosed rear garden  
One double bedroom  
Spacious lounge with open fireplace  
Fantastic investment opportunity  
Viewing highly recommended

Guide   £185,000   Freehold

ENERGY EFFICIENCY RATING  
BAND D

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

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

REF: SK7212



A fantastic opportunity to own this one bedroom, mid terrace town cottage which is set in a central location in Helston Road, deep in the heart of this ancient, historic borough town of Penryn.

Whilst being compact this lovely home has everything one may need including an open fireplace and courtyard garden. The house is heated by newly fitted electric heaters and had recent new electrics and roof.

The accommodation is well presented throughout and in brief comprises; a lounge and kitchen on the ground floor whilst to the first floor there is the bedroom and family bathroom. To the rear of the cottage there is an enclosed courtyard which is sunny and bright.

The town sits at the head of the tidal Penryn River and is steeped with history having streets and buildings dating back hundreds of years. Offering a good range of local amenities, the town has a convenience store, doctor's surgery, chemist, post office, fish and chip shops, cafes, bakeries, churches and public houses. At the top of the town there is a branch line station that connects the harbourside town of Falmouth and the cathedral city of Truro. Local primary and junior schools plus Penryn College and Falmouth University (Tremough Campus) are within walking distance.

This cottage is considered ideal as a first time purchase or useful addition to an investor's property portfolio.

As the owner's sole agents, we highly recommend an immediate viewing to secure this lovely cottage.

#### *THE ACCOMMODATION COMPRISES:*

Wooden painted door leading to the lounge.

#### *LOUNGE 3.73m (12'3") x 2.79m (9'2") including the fire recess.*

With sash window to the front, open fireplace (needs sweeping), staircase to the first floor with under stairs storage recess, painted beam ceilings, electric radiator, laminate flooring, door to:



#### *KITCHEN 2.24m (7'4") x 2.34m (7'8")*

Fitted with a range of matching units in white with chrome handles and white work surfaces over, Hotpoint oven and electric hob, single drainer stainless steel sink unit with gold swan neck mixer tap, space for under counter refrigerator, space and plumbing for automatic washing machine, wall shelves, electric radiator, UPVC double glazed window overlooking the rear courtyard, laminate flooring. UPVC double glazed door to courtyard garden.



*FROM THE LOUNGE AND STAIRCASE LEADS TO:*

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.



### *BEDROOM 2.79m (9'2") x 3.00m (9'10")*

With exposed A-frame timber set into high ceiling, pendant light, sash window overlooking the front elevation, stripped wooden floorboards, fitted wardrobes, electric radiator.



*COUNCIL TAX* Band A.

*SERVICES* Mains water, electricity and drainage.

### *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.

### *BATHROOM 2.36m (7'9") x 2.24m (7'4")*

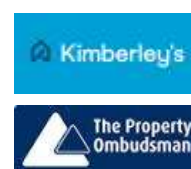
UPVC double glazed frosted window to the rear elevation. Fitted with white suite comprising: panelled bath with shower over and ceramic tiled wall, stainless steel taps set into wall, low-level flush wc, china wash hand basin with mixer tap set on a wooden unit with vanity mirror above, painted wooden floorboards, electric heated towel rail, airing cupboard housing the hot water tank (newly fitted), frosted glass panelled door.



### *OUTSIDE*

Access via the rear door and with concrete steps leading to a small enclosed courtyard area with feature ceramic tiling to the rear.

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.





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.

