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**New Street,
Penryn**

**£245,000
Freehold**





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Property Introduction

This quaint well presented Grade II listed cottage is conveniently located for all the amenities Penryn has to offer!

It has a lounge, kitchen/diner, two bedrooms and a bathroom on the first floor.

There is a lovely enclosed area to sit and enjoy a BBQ or children to play safely at the rear, and on-street unallocated parking is close to cottage.

Location

Penryn is an historic market town located at the head of the Penryn River with a varied selection of niche retail shops as well as a convenience store, Post Office, cafes and public houses. The train station provides a regular service to the cathedral city of Truro where there is a main line rail link to London Paddington.

The expanding Tremough University is situated on the edge of town, whilst Penryn College is easily accessible via the numerous bus routes serving the town.

The harbour town of Falmouth is about two miles distant with a wider range of specialist shops and high street stores as well as high quality restaurants and bars. There are a number of beaches whilst the sailing waters of the Carrick Roads are regarded as amongst the best in the country. Additional visitor attractions such as the National Maritime Museum and Pendennis Castle provide an alternative source of enjoyment and there are a number of golf courses located close by.

ACCOMMODATION COMPRISES

Communal Porch (door to neighbouring property number 1) - Entrance door to number 2 into:-

LOUNGE 10' 11" x 10' 6" (3.32m x 3.20m)

Sash window, radiator, laminate flooring, fireplace – (not in use currently) with storage cupboards to the side. Door to:-

KITCHEN/DINER 12' 10" x 7' 7" (3.91m x 2.31m)

Range of floor standing cupboards with solid wood worktop over incorporating Belfast sink and drainer and tiled surround. Sash window, integrated oven and gas hob over, extractor hood above. Space for dining table, space for fridge/freezer, space for washing machine. Useful shelving and beamed ceiling, wall mounted Worcester boiler. Door off to rear porch with understairs storage.

RETURNING TO LOUNGE

Door to inner hall, coat storage- with stairs off to first floor:-

FIRST FLOOR LANDING

Airing cupboard, painted floorboards. Doors off to:-

BEDROOM ONE 12' 8" x 8' 10" (3.86m x 2.69m)

Glazed triple windows with deep sill, high ceilings, radiator. Loft hatch.

BEDROOM TWO 9' 11" x 7' 10" (3.02m x 2.39m)

Glazed triple windows with deep sill, radiator, high ceilings.

BATHROOM

Obscure glass sash window, tiled walls, low level WC, bath with shower over and pedestal wash hand basin. Storage cupboard and heated towel rail. Exposed beams

OUTSIDE FRONT

Communal door to porch shared with number one.

OUTSIDE REAR

The outside is enclosed, gravelled and is a nice place to sit and relax. There is a wendy house at the end of the area.

AGENT'S NOTES

Please be advised that the Council Tax band for this property is band 'A'.

SERVICES

The property benefits from mains water, mains electric, mains gas, mains drainage.

DIRECTIONS

From Commercial Road, go through the traffic lights towards Penryn town, proceed up the hill, go past the Kings Head on the right hand side, New Street is the next road on right hand side, number two is a small way down the hill on the left. If using What3words:- swipes.essay.revols.

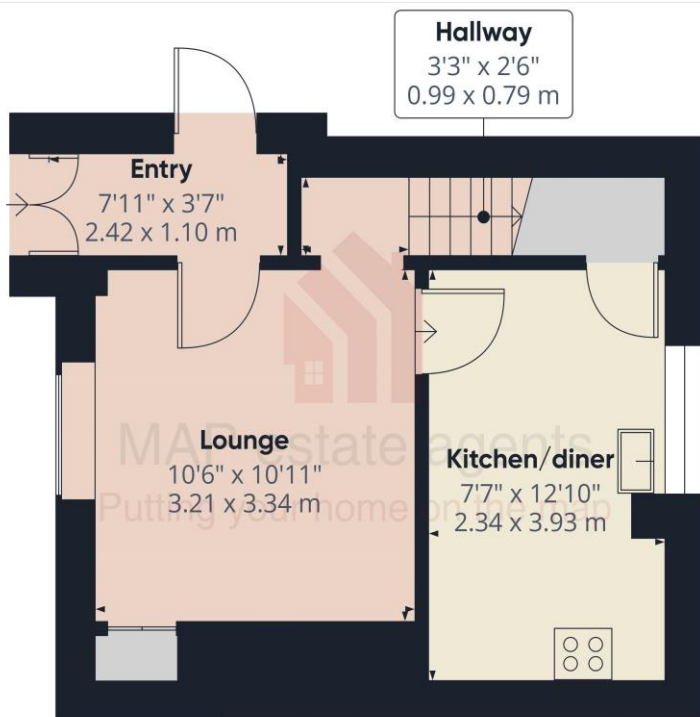


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		90
B (81-91)		
C (69-80)		
D (55-68)	58	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Well presented character Grade II listed cottage
- Located centrally in Penryn
- Lounge
- Kitchen/diner
- Two bedrooms
- Modernised bathroom
- Enclosed rear outside space
- On street parking available close by
- Shops, galleries, coffee shops, Post Office in close proximity
- Regular bus service and railway links to Falmouth and surrounding areas

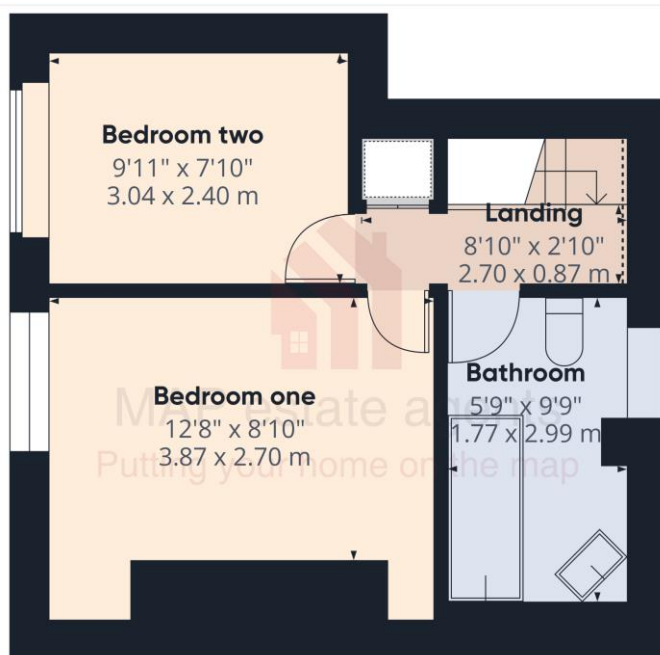


Approximate total area[®]
287 ft²
26.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area[®]
282 ft²
26.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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