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**Truro Lane,
Penryn**

**Guide Price £335,000
Freehold**





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Property Introduction

A spacious and versatile semi-detached home ideally positioned in the heart of Penryn within easy reach of the town's amenities, Railway Station and university campus.

The property itself offers flexible four bedroom accommodation arranged over two floors with a generous living space, including a lounge, conservatory, kitchen and utility room. There is also a ground floor shower room, family bathroom and an en-suite bedroom to the first floor. To the outside, the property benefit from a garden with lawn and terrace together with parking for two cars and an integral garage.

The garage has planning permission that has already been started for a conversion into a self-contained studio offering an excellent potential for additional accommodation or rental income. With its adaptable layout, parking, garden and convenient location, this is an appealing home which has the versatility to suit families or investors alike.

Location

Truro Lane is full of character properties set off West Street in the centre of Penryn which links down to Commercial Road where there is a growing range of restaurants and cafes plus a convenience store. Penryn is an historic market town located at the head of the river with a varied selection of niche retail shops as well as convenience stores, Post Office, cafes and Public Houses. The Railway Station provides a regular service to the cathedral city of Truro where there is a mainline rail link to London Paddington and Falmouth in the opposite direction. The expanding Tremough University is situated on the edge of Penryn 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, high quality restaurants and bars to cater for every taste. There are many attractions including four beaches and the sailing waters of the Carrick Roads are considered amongst the best in the country. Popular visitor attractions also include the National Maritime Museum and Pendennis Castle. Evening entertainment can often be found at Event Square in the heart of the town or you can choose from a number of films showing at the multi-screen cinema.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

HALLWAY

Coat and shoe storage and partially glazed door opening to:-

LOUNGE 11' 9" x 9' 9" (3.58m x 2.97m)

Wall-hung electric fire and stairs to first floor. Access to:-

CONSERVATORY 17' 7" x 8' 3" (5.36m x 2.51m)

A light and bright room with windows on three sides and double doors leading out to the patio. Tiled flooring and radiator.

Returning to lounge, glazed door to:-

BEDROOM FOUR (DINING ROOM) 14' 2" x 11' 3" (4.31m x 3.43m)

maximum measurements into recesses

Double glazed window enjoying a rural outlook. Wooden parquet flooring and two radiators.

Returning to hallway, door to:-

BEDROOM THREE 6' 11" x 5' 5" (2.11m x 1.65m)

Double glazed window and radiator.

KITCHEN 17' 8" x 7' 10" (5.38m x 2.39m) maximum measurements

Double glazed window. Range of floor and wall-mounted cupboards having working surface over and incorporating an inset stainless steel single drainer sink unit. Space for fridge/freezer and cooker. Breakfast bar and space for dishwasher. Spotlighting, tiled flooring and radiator.

UTILITY 5' 0" x 4' 0" (1.52m x 1.22m)

Double glazed window. Plumbing for washing machine and tumble dryer. Folding doors to:-

SHOWER ROOM

Obscure glass double glazed window. Shower cubicle housing mains fed shower with tiled surround, pedestal wash hand basin with mirror above, extractor fan, low level WC and tiling to walls.

Returning to lounge, stairs to:-

FIRST FLOOR LANDING

Radiator and airing cupboard with access to a small loft space and housing immersion tank.

BEDROOM TWO 11' 6" x 10' 4" (3.50m x 3.15m) plus recess

Double glazed window to the side enjoying an elevated rural outlook. Eaves storage space and radiator.

BATHROOM

Obscure glass double glazed window. Spa bath with electric shower over and curtain, low level WC, heated towel rail, pedestal wash hand basin with mirror over and tiling to walls. Extractor fan and tiled flooring.

BEDROOM ONE 14' 6" x 11' 11" (4.42m x 3.63m) restricted

headroom to one wall

Double glazed window and 'Velux' window with fitted blind. Built-in wardrobes and radiator. Folding door leading to:-

EN-SUITE SHOWER ROOM

Obscure glass double glazed window. Shower cubicle housing electric shower, low level WC, wall-hung pedestal wash basin and tiling to walls.

OUTSIDE FRONT

To the front of the property, there is a patio with elevated views. There is parking for two vehicles. A garden with a lawn offers a tucked away space which also houses a shed.

GARAGE 21' 8" x 14' 7" (6.60m x 4.44m) maximum measurements

Electric up-and-over door, power and light connected and double glazed window. Wall-mounted 'Viessmann' gas combination boiler. It should be noted there is planning in place to convert into a self contained annexe (PA19/01965).

REAR

To the rear, there is a smaller patio.

SERVICES

Mains water, mains electricity, mains gas and mains drainage.

AGENT'S NOTES

The Council Tax Band for this property is Band 'C'. The property is currently being let and is ideal for an investor. Vacant possession could be arranged. Please speak to agent to provide current letting amounts.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Spacious and light semi-detached house
- Within easy access to the town and amenities
- Currently let but can be vacant possession
- Four bedrooms
- Lounge and conservatory
- Kitchen and utility
- Ground floor shower room, en-suite and bathroom
- Garden and patio
- Two parking spaces
- Elevated views across Penryn



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