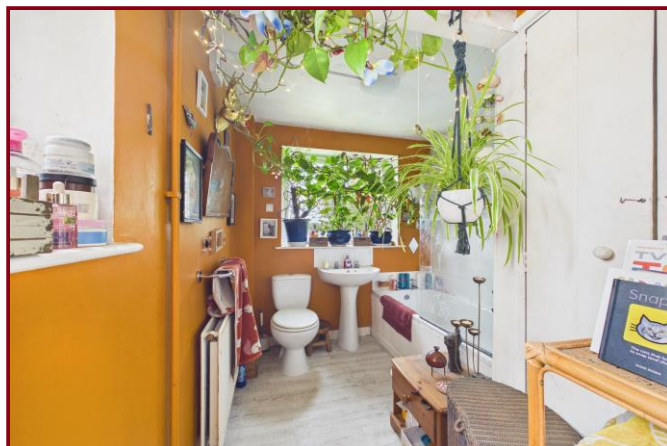




MAP estate agents
Putting your home on the map

**Helston Road,
Penryn**

**£230,000
Freehold**





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Property Introduction

A Grade II listed two bedroom cottage with scope to improve and with many character features, such as exposed beams, Victorian fireplace, painted timber flooring, renovated original cupboards and recesses designed to make the most of the available space.

To the rear of the property, there is an established garden defined in two areas, immediately to the rear of the property, the garden is laid to lawn with mature flowers and shrubs and there is a pathway to one side which takes you to the raised patio.

This property is situated within a conservation area and conveniently located within a stone's throw from the Railway Station and the town centre of Penryn.

Unrestricted parking is available in Helston Road and around the corner at Station Road. We would strongly recommend an early viewing.

Location

Penryn is an historic market town located at the head of Penryn River with a varied selection of niche retail shops as well as a convenience store, Post Office, cafes and Public Houses. The Railway Station provides a regular service to Falmouth and the cathedral city of Truro where there is a mainline rail link to London Paddington and the north of England. The expanding Tremough University is situated on the edge of the town, whilst Penryn College is easily accessible via the numerous bus routes serving the town. The harbour town of Falmouth is approximately two miles distant with a wider range of specialist shops and high street stores as well as high quality restaurants and bars to cater for every taste.

There are four beaches at Gylngvase, Castle, Swanpool and Maenporth, whilst the sailing waters of the Carrick Roads are regarded as amongst the best in the country. Popular 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 close by. Evening entertainment can often be found at Events Square in the heart of the town or you can choose from a number of films at the multi-screen cinema.

ACCOMMODATION COMPRISES

Wooden entrance door with stained glass panel and shutters opening to:-

LOUNGE 11' 5" x 9' 0" (3.48m x 2.74m)

Single glazed sash window to the front. Exposed beams, woodburning stove with Victorian tiles on either side, tiled hearth and timber mantel and surround. Recess to one side with storage cupboard under and radiator. Stable door to:-

KITCHEN/BREAKFAST ROOM 12' 1" x 8' 3" (3.68m x 2.51m) maximum measurements

Single glazed sash window overlooking the rear garden. Dove grey fitted base units with solid woodwork working surfaces over incorporating an inset single drainer sink unit, built-in storage cupboard featuring an ornamental Cornish Range, timber mantel and exposed beams. Cooker, space for table and space for fridge/freezer. Door to rear lobby and door to:-

BATHROOM

Featuring a dual-aspect with single glazed windows to the front and side. Low level WC, pedestal wash hand basin, panelled bath with wall-mounted shower over and side screen, built-in airing cupboard housing gas combination 'Viessmann' boiler and radiator.

REAR VESTIBULE

The rear vestibule is shared and has a right of access to each individual residence. Electric meters. Double glazed door to the outside.

Returning to kitchen, stairs to:-

FIRST FLOOR LANDING

Storage space and doors off to:-

BEDROOM ONE 12' 0" x 8' 9" (3.65m x 2.66m)

Single glazed sash window with secondary double glazing to the front and internal double glazing. Painted wood flooring and radiator.

BEDROOM TWO 13' 6" x 5' 11" (4.11m x 1.80m) t-shaped, maximum measurements plus bay, reduced head room to one side

Single glazed sash window with tongue and groove surround. Built-in bed with storage under and radiator.

OUTSIDE

To the rear of the property, the garden features an area laid to lawn, raised patio, fencing and range of mature shrubs. Door leading to:-

UTILITY/STORAGE ROOM 7' 5" x 6' 5" (2.26m x 1.95m)

Single glazed window. Electrics, lighting, useful storage space and plumbing for washing machine.

SERVICES

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

AGENT'S NOTES

The Council Tax Band for this property is Band 'A'. Please note, the property is currently tenanted but will be sold with vacant possession.

DIRECTIONS

From the bottom of Penryn at Commercial Road, turn up towards the town at the traffic lights, proceed up past the Post Office on the left, Spar shop on the right, carry on along the left-hand side as the road forks, along Helston Road. Number 98 is towards the top of the hill on the right-hand side. If using What3words: banquets.huddled.bounding

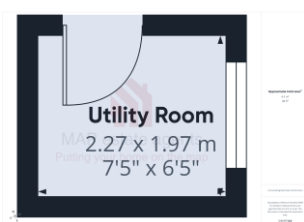
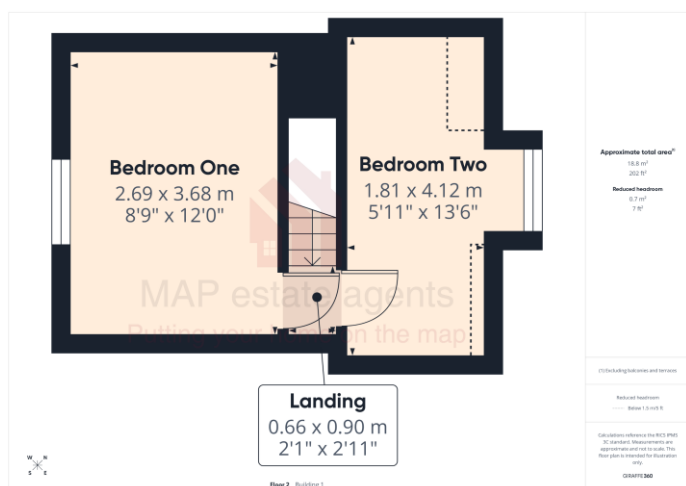


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Character terraced Grade II listed cottage
- Positioned in the centre of Penryn town centre
- Lounge with wood burner in Victorian fireplace
- Kitchen/breakfast room with ornamental Cornish Range
- Exposed beams
- Two bedrooms
- Modern ground floor bathroom suite
- Gas central heating 'Viessmann' boiler (replaced in 2023)
- Block-built utility/storage room
- Established rear garden



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