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**Church Road,
Penryn**

**£240,000
Freehold**





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Property Introduction

A wonderful opportunity to purchase this semi-detached cottage presented to a very high standard. Offering an array of features associated with a property of this period, the cottage is being sold with the added benefit of being chain free.

Upon entering the lounge, you are greeted with a light and airy reception room with a log burner making this a delightful living space in which to relax and enjoy. A doorway leads into a generous kitchen/diner with access to the enclosed yard, whilst to the first floor there are two bedroom considered to be of generous proportions as well as a modern white bathroom suite. Throughout there is a gas fired central heating system along with uPVC double glazed windows.

Overall this is a wonderful cottage ideal for those buyers seeking to buy a well presented home yet within close proximity to any local shops and amenities that Penryn has to offer.

Location

Penryn is a popular university town offering local primary and secondary schools which enjoy good reputations along with a railway link to Truro and beyond. The town is very popular and offers a good range of local shops and located on the river Fal along with an array of cobbled streets. Penryn in recent years has seen a growth in new businesses which include cafes, restaurants and galleries while Falmouth itself is home to the National Maritime Museum and has three popular beaches being Castle, Gyllyngvase and Swanpool these being ideal for those keen on watersports such as paddle boarding and kayaking.

The cathedral city of Truro is approximately eight miles distance being the main centre in Cornwall for business and commerce and is also home to the Hall for Cornwall located in the piazza. For those who are keen on walking, there is an abundance of countryside walks nearby which also takes in the delightful villages of Mylor and Flushing.

ACCOMMODATION COMPRISES

Entrance door opening to:-

LOUNGE 14' 0" x 12' 6" (4.26m x 3.81m) maximum measurements

uPVC sash window to front elevation with large window sill. Feature wood burner set on a raised slate plinth with mantel over.

Wood floor. Shelves recess plus additional shelved recess. Radiator with cover. Staircase to first floor. Half glazed door giving access to:-

KITCHEN/DINER 17' 6" x 9' 4" (5.33m x 2.84m) maximum measurements, irregular shape

uPVC double glazed door and window to side elevation. One and quarter stainless steel sink unit, a variety of base storage cupboards and a wall mounted unit. A range of work surfaces, three drawer storage unit, shelved cupboard, built-in cooker, gas hob, tiled splashbacks and extractor fan. Plumbing for automatic washing machine, colourful wall tiles, skylights, built-in louvre door storage cupboards - one housing the gas boiler. Radiator.



FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Built-in double storage cupboards with radiator. Access to loft.

BEDROOM ONE 9' 9" x 9' 3" (2.97m x 2.82m) maximum measurements

uPVC sash double glazed window to front elevation, radiator, feature fireplace with wood surround and mantel. Radiator. Pine door giving access to landing. Wood floor.



BEDROOM TWO 10' 5" x 8' 8" (3.17m x 2.64m) maximum measurements

uPVC double glazed window to rear elevation. Built-in wardrobe with high storage over. Radiator. Wood floor. Step up to pine door accessing the landing.

BATHROOM

Georgian style window to side elevation. A modern white suite comprising close couple WC, pedestal wash hand basin and bath with shower over. Radiator, tiled walls, extractor fan, pine door to landing.



EXTERIOR

Accessed via the side of the property and also off the kitchen, is an enclosed yard with a feature built-in pizza oven, mosaic tiled wall with raised rockery and an external courtesy light.

SERVICES

The property benefits from mains drainage, mains water, mains electricity and mains gas.

AGENT'S NOTES

The Council Tax band for this property is band 'A'.

DIRECTIONS

Proceeding into Penryn, from Treluswell roundabout, just before the turning to Mylor on the left hand side, the property is situated on the left where a MAP for sale board has been erected for identification purposes. If using What3Words:- mocking.trickle.daydream



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Charming semi-detached character cottage
- Two bedrooms
- Feature lounge with wood burner
- Kitchen/diner
- uPVC double glazed windows
- Gas fired central heating system
- First floor bathroom suite
- Enclosed rear yard with side access
- Short distance to the amenities of the town
- Offered for sale with vacant possession



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