



Penryn

An end of terrace cottage
Two bedrooms
Accommodation set over three floors
Gas central heating
Elevated views over Penryn and countryside beyond
Central town location
Ideally located for the university
Ideal first-time buyer property

Guide £190,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK7260



An opportunity to purchase a traditional, character end-of-terrace cottage with two bedrooms and accommodation set over three floors. The property boasts gas central heating and due to its location, enjoys elevated views to the rear over Penryn and countryside in the distance.

The historic town of Penryn offers an eclectic range of day-to-day facilities including shops, restaurants, public houses and doctors surgery. The property itself is close to Penryn infant and junior school, Penryn College for secondary education and Falmouth University (Tremough Campus). Penryn station is also close by with the branch line linking Falmouth Docks to the cathedral city of Truro.

An internal viewing is highly recommended to appreciate its character and views.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

FROM WEST STREET THERE IS ON STREET PARKING AND THE PROPERTY IS ACCESSED FROM THE PAVEMENT VIA A LEDGE AND BRACE FRONT DOOR.

LIVING ROOM 3.15m (10'4") x 2.84m (9'4")

Sash window with outlook over the front, radiator, plastered ceiling with down lights, tiled floor, cupboard housing electric and gas meters, built-in shelving, tiled floor, door through to:



HALLWAY

Plastered ceiling with down lights, glazed stable door to side, radiator, tiled floor, closed tread staircase leading to the landing and first floor, door to kitchen.

KITCHEN 2.31m (7'7") x 2.24m (7'4")

A compact kitchen comprising; a range of base and wall units with cupboards and drawers with wood doors and metal door furniture, roll top worktop surface with a tiled splash back incorporating a stainless steel 1 1/2 bowl sink with mixer tap, recess for cooker with extractor canopy over, recess for washing machine, window with elevated views over Penryn, plastered ceiling with downlights, wall mounted gas boiler providing domestic hot water and central heating facilities, door to under stairs storage cupboard with shelving, tiled floor.



FIRST FLOOR LANDING

A closed tread staircase with balustrade leads to the landing, plastered ceiling with down lights, radiator, further storage and a further staircase leading to the second floor, carpet, doors to the bathroom and first double bedroom.

BATHROOM

Comprising of a three piece suite having a panelled bath with tiled splash back, low-level wc, sink set into a worktop, heated towel rail, window with views, shaver point, medicine cabinet, plastered ceiling with down lights, extractor fan, finished with a laminate floor.



BEDROOM ONE 3.20m (10'6") x 2.82m (9'3")

A sash window with outlook over West Street, radiator, plastered ceiling with downlights, built-in cupboard.



FURTHER STAIRCASE TO SECOND FLOOR LANDING
With window to the side.

BEDROOM TWO 3.23m (10'7") x 3.05m (10'0")
Maximum measurement.

An unusually shaped room having a window with impressive elevated views over Penryn, St Gluvias and countryside beyond, radiator and finished with a carpet.



SERVICES

Mains electricity, water, drainage, gas, telephone and broadband.

COUNCIL TAX Band B.

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.



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.





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