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**Truro Lane,  
Penryn**

**£280,000  
Freehold**





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## **Property Introduction**

A charming two bedroom character cottage located towards the bottom of Truro Lane with easy access to the main road and local amenities.

The current owner has been in residence for over thirty years and the property has been well loved with a delightful garden to the rear.

The accommodation comprises of a lounge/diner with beamed ceilings and a real fire, off the lounge/diner is the kitchen and this opens to the sunroom at the rear where you can sit and look out over the wonderful garden, to the first floor are two double bedrooms and a bathroom.

On-street parking is available in Truro Lane and along Permarin Road. Additional parking is available in the Permarin Car Park, positioned on the road above, where you can park for free from 4pm until 9am.

## **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 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 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 entrance door opening to:-

### LOUNGE/DINER 16' 3" x 12' 11" (4.95m x 3.93m) maximum measurements

A lovely cosy room with tongue and groove to the ceiling and ceiling beams, whitewashed stone walls, window seat and feature real fireplace with mantel over and hearth. Night store heater and stairs to the first floor. Door to:-

### KITCHEN 15' 2" x 7' 5" (4.62m x 2.26m) maximum measurements

Double glazed window to sunroom. Range of floor mounted cupboards with work top over incorporating a sink and drainer and tiled surround. Spaces for oven, and fridge/freezer. Useful shelving, tiled flooring and beamed ceiling. Double glazed door leading to:-

### INNER HALLWAY 6' 0" x 5' 5" (1.83m x 1.65m)

Useful storage space window to rear elevation and stable door to outside. Opening to:-

### SUNROOM 11' 10" x 6' 9" (3.60m x 2.06m)

Glazed on one side overlooking the rear garden. Plumbing for washing machine. Useful shelving Electric and lighting. Carpeting flooring.

### FIRST FLOOR LANDING

Night store heater. Doors off to:-

### BEDROOM ONE 10' 5" x 10' 1" (3.17m x 3.07m) maximum measurements

A generous sized bedroom with double glazed window.

### BEDROOM TWO 13' 9" x 7' 6" (4.19m x 2.28m) maximum measurements

Doorway step down bedroom with beamed ceiling. Fitted wardrobe, cupboard and shelving. Double glazed window overlooking the garden.

### BATHROOM

Double glazed window. Bath with mains water shower over, low level WC and pedestal wash hand basin. Airing cupboard housing the immersion tank.

### OUTSIDE FRONT

To the front of the property there is a storm porch and space to store the bin.

### REAR GARDEN

The rear garden is generous is size and a delight, being beautifully kept with a patio, lawn, a variety of mature shrubs, herbs, planted borders and small trees. Large storage shed and greenhouse.

### SERVICES

Mains water, mains drainage and mains electric.

### AGENT'S NOTE

The Council Tax band is band 'B'.

### DIRECTIONS

From Commercial Road I heading away from Penryn towards Treluswell, just after passing the Texaco garage on the left and the Cross Keys Care Home, Truro Lane can be found on the left hand side. The property is on the right hand side a short way up. Parking may be found in the lane or further up from the house into Permarin Road and onto the free (overnight) car park. If using What3words:- coached.dusts.mixes

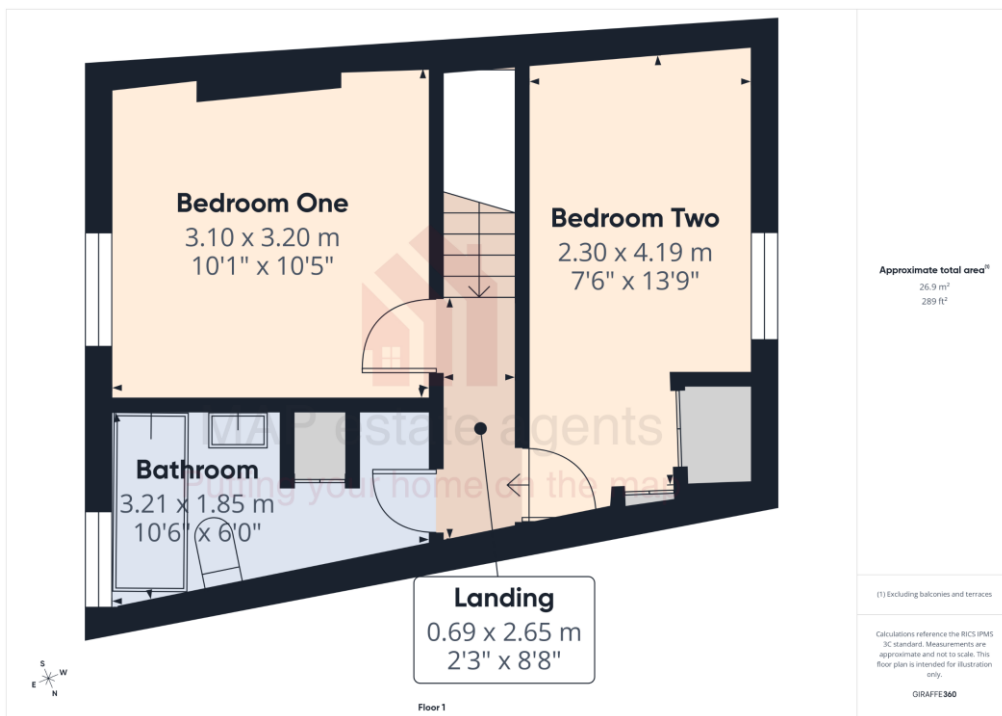
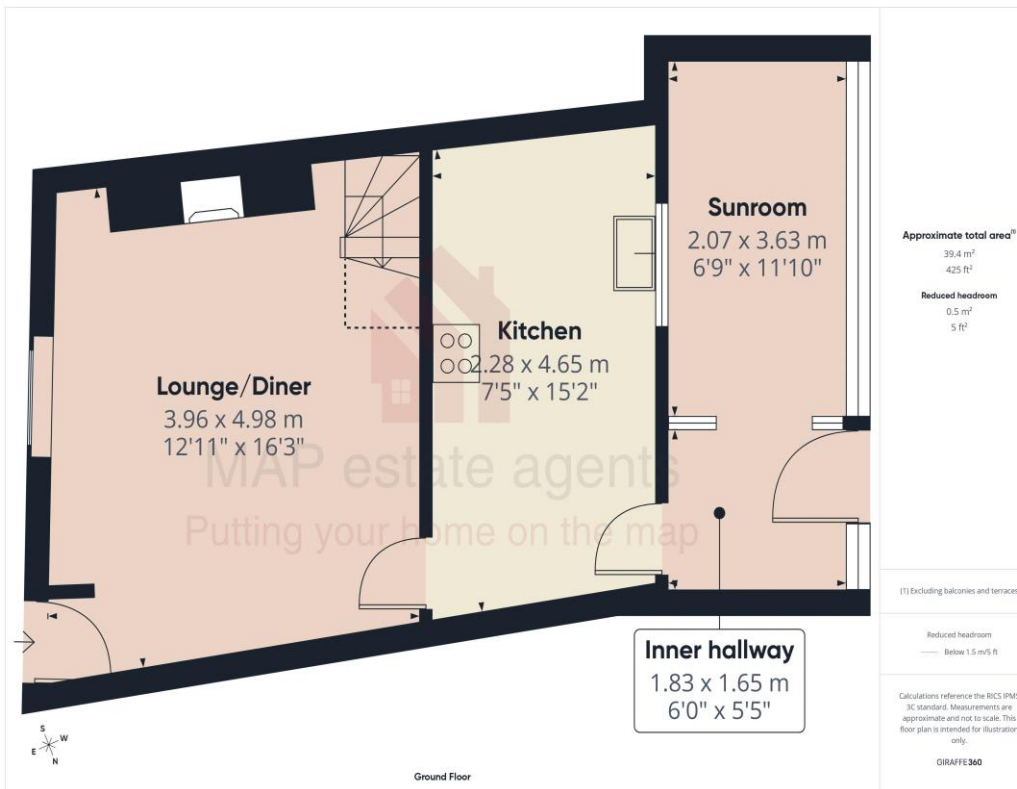


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Terraced character cottage
- Located close to amenities in Penryn
- Lounge/diner with beams and real fire
- Modern kitchen
- Conservatory
- Two double bedrooms
- Bathroom to first floor
- Stunning generous rear garden with large shed and greenhouse
- Double glazed
- Parking available on surrounding streets and large carpark at the top of lane



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