



33a Bohill, Penryn

Guide Price £170,000



Heather & Lay
The local property experts



- One Bedroom First Floor Apartment
- Grade II Listed
- Great Location In Harbour Village
- Well Presented Throughout
- Gas Fired Central Heating System
- Workshop/Storage Room
- Parking For One/Two Cars
- Share Of Freehold
- No Onward Chain
- PLEASE WATCH OUR WALK THROUGH TALK THROUGH VIDEO

THE LOCATION

Bohill is set in a convenient location on a tranquil lane in the old part of Penryn, mere moments away from the prestigious Anchor Quay development and the water's edge.

Penryn Harbour Village is part of the restoration and regeneration of Penryn Harbour which further provides nearly 100 character homes and includes the refurbishment of important listed buildings. So much history and character is available within this area which makes this a rather special location. This rather unique old coach house offers a prime spot near to the Penryn River, woodland walks, and good access links to some of Cornwall's beautiful South Coast beaches. Penryn is one of the oldest towns in Cornwall, having received its first charter in 1265; a town full of surprises and surrounded by lovely countryside. The building of Glasney College in 1265 placed the town on the map with the arrival of Falmouth and Exeter University turned Penryn into a buzzing and vibrant area. Many local sports clubs are active in the community including Penryn Football Club, St Gluvias Cricket Club and Penryn Rugby Club. Penryn is served by Penryn Primary Academy and Penryn College, with a 6th Form at Falmouth School.

The town enjoys good communication with Falmouth via its regular bus service and its train station, which links to the city of Truro and mainline Paddington service.

Falmouth town (approximately 2 miles) provides an eclectic and more comprehensive range of shopping, schooling, business and leisure facilities.



THE PROPERTY

Walking up the quaint Bohill, just a stone's throw from Harbour Village, with its ever-popular Pizzeria 42 and The Famous Barrel pub, and Market Street, bustling with shops, pubs and cafés, you will find Number 33A, set within an attractive Georgian Grade II listed red-brick building.

The apartment is accessed via a communal staircase shared with the neighbouring apartment, with a useful landing area providing space for coats and shoes.

On entering, you are greeted by a beautifully presented and naturally bright living room. A gas-fired log burner provides an attractive focal point, while the room benefits from a 16-pane window to the front and a 12-pane window to the rear, allowing plenty of natural light to flow through.

Moving through the apartment, the kitchen offers plenty of countertop and preparation space. There is also a spacious double bedroom featuring two useful storage cupboards, one of which houses the recently installed Vaillant gas-fired boiler and a loft access to a partially boarded loft space. Completing the accommodation is a well-presented bathroom with an electric shower.

One of the property's great features is the rare addition of a private workshop/storage space, accessed via the communal stairs. The space benefits from power and water, with room for a washing machine and tumble dryer, offering excellent additional utility and storage options.

Outside, there is parking for one or two cars in tandem, together with useful storage area for bikes.

All offered with the added benefit of no onward chain.







AGENTS NOTE

There is no current service charge with maintenance being done on an Ad Hoc basis. There is shared buildings insurance which is organised by number 33. Number 33A pays £261.77 towards this per annum.

125-year Lease from 2016

Council Tax band: A

Tenure: Share of Freehold

EPC - D

Services: Mains electricity, gas, water & drainage

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

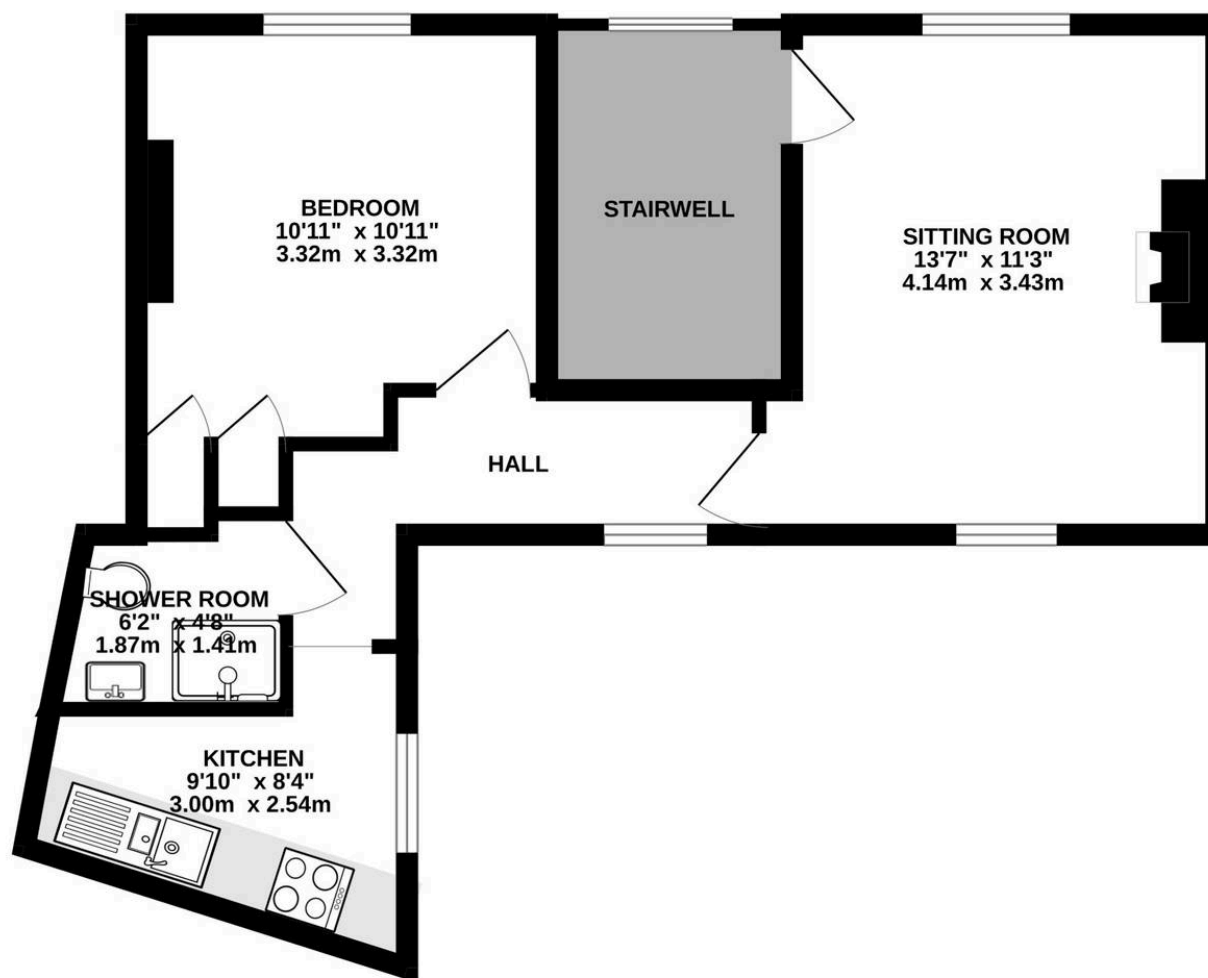
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.



PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



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TOTAL FLOOR AREA : 409 sq.ft. (38.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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