



TOM WILLS
PERSONAL PROPERTY AGENTS

81 The Terrace

Penryn, TR10 8EL

Fixed price £175,000

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A really well-presented first floor flat in the heart of Penryn, offering two comfortable bedrooms, a generous open-plan kitchen and living area flooded with natural light, and a private south-facing deck. With a stylishly refitted bathroom, modern kitchen units with breakfast bar, and a long lease in place, this is an ideal first home or investment purchase. Ready to move straight into, with no onward chain. Don't miss it.

- Two double bedrooms
- Spacious open-plan kitchen and living area
- Breakfast bar
- Modern kitchen units and stylishly refitted bathroom
- Timber sash windows to the front
- South-facing private decked terrace
- Private entrance
- Excellent natural light throughout
- Long lease from 2002
- No onward chain
- Total floor area: 560 sq ft / 52 sq m approx.





THE PROPERTY

Positioned on the first floor of this characterful building on The Terrace, this two-bedroom flat is one of those properties that feels considerably larger than you might expect. The open-plan kitchen and living area is the heart of the home, a genuinely spacious and sociable room, with plenty of room for a sofa, dining area and the breakfast bar that separates the well-fitted kitchen. Timber sash windows to the front fill the space with masses of natural light throughout the day.

Both bedrooms are proper doubles, well-proportioned and bright. Bedroom 1 sits quietly to the front at a good size, while Bedroom 2 enjoys a similarly comfortable feel. The bathroom has been tastefully refitted and presents well. Outside, there is a private decked terrace by the front door, south-facing and just the right size for a couple of chairs and a coffee in the sun.

THE LOCATION

Penryn is one of Cornwall's oldest and most characterful towns, having received its first charter in 1236 and grown to become one of the county's most vibrant and diverse communities. The arrival of Falmouth and Exeter University has breathed fresh energy into the town, sitting alongside an already rich mix of independent shops, galleries, bars, a delicatessen, pharmacy and much more, all within easy reach of The Terrace.

The university campus at Tremough is a comfortable 10 to 15 minute walk away, making this a particularly attractive proposition for anyone connected to the university. An out-of-town supermarket is just a mile or so distant, while bus and rail links offer straightforward connections to Falmouth and beyond. Penryn punches well above its weight as a place to live, and this flat sits right in the middle of it all.

ADDITIONAL INFORMATION

Tenure - 199 year lease from 2002.

Ground rent £20 per annum.

Service Charge - There is no fixed annual service charge specified in the lease. Instead, the leaseholder is required to contribute a fair proportion of certain shared costs, including: maintenance and decoration of the shared passageway, shared services where applicable, and buildings insurance costs.

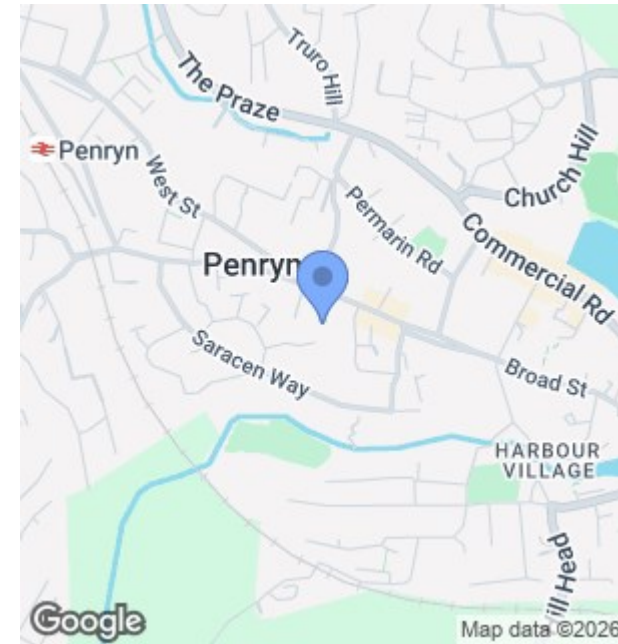
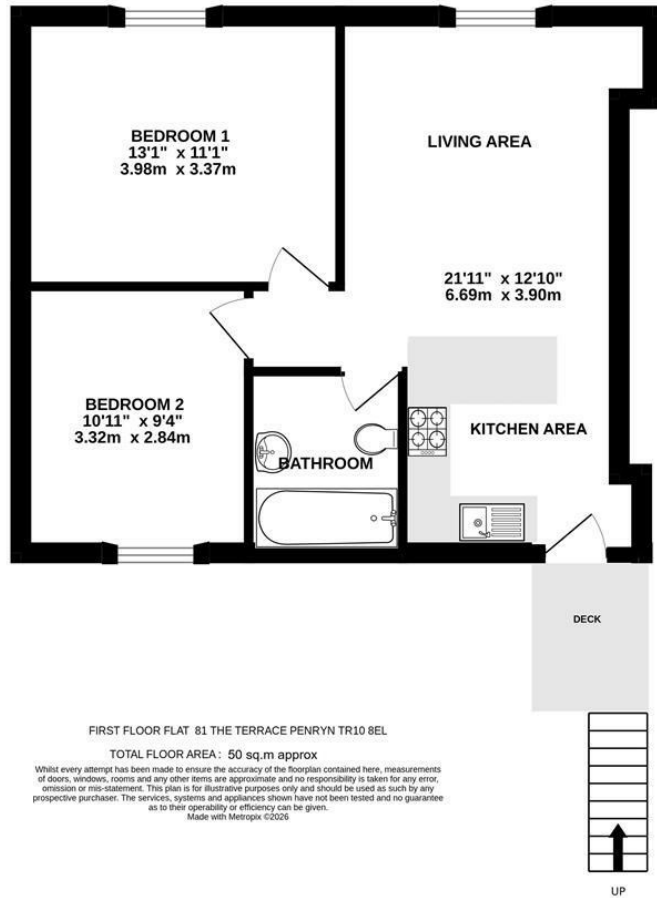
For the year April 2025 - March 2026 our client paid £164 in service charges and £20 ground rent.

We understand there are no restrictions on long term letting and keeping pets is by permission. Possession - immediate vacant possession.

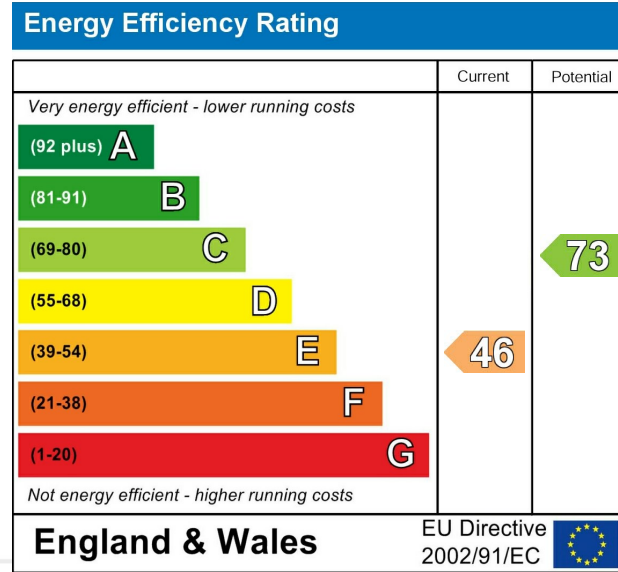
Services - Mains electricity, water and drainage are connected.

Council Tax - Band A.

EPC rating - 46(E)



Energy Efficiency Graph



Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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