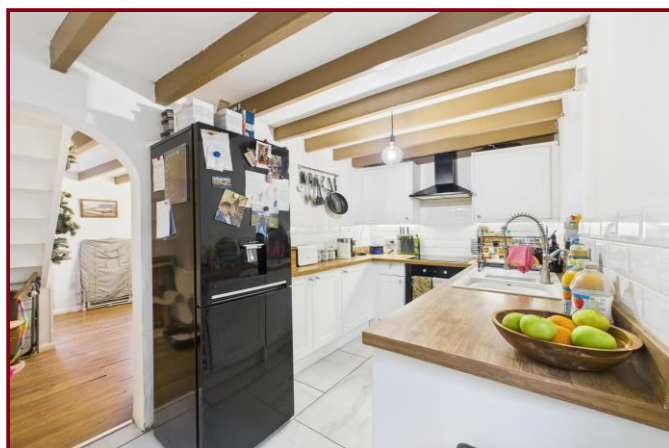




**MAP estate agents**  
Putting your home on the map

**West Street,  
Penryn**

**£190,000  
Freehold**







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## Property Introduction

This lovely character one bedroomed terraced cottage located in the heart of Penryn has been renovated throughout with a new kitchen and bathroom by the present owners, there is a lounge with space for a table and chairs, modern kitchen with integrated appliances and a double bedroom and lovely bathroom on the first floor.

It has an enclosed rear garden with a shed and seating space for alfresco dining, all amenities the town has to offer are a stone throw away.

## Location

Penryn boasts a pharmacy, doctors surgery, convenience store, Post Office, fish and chip shop, opticians, selection of niche shops, cafes, public houses, hairdressers and bus stops.

On the edge of the town is Tremough University and a Railway Station providing a service to both the larger harbour side town of Falmouth with its wider range of amenities, multi-screen cinema, restaurants and tourist attractions such as the National Maritime Museum, Pendennis Castle and four beautiful beaches and in the other direction the train runs to the city of Truro with its main line link to London Paddington.

## ACCOMMODATION COMPRISES

Glazed door into :-

### LOUNGE 10' 11" x 10' 8" (3.32m x 3.25m)

Sash window, laminate flooring, radiator and staircase, beamed ceilings, coat and shoe storage and meter cupboard with a fold away table and chairs fitted. Inset electric fire with floating mantle over, tv point, doorway into :-

### KITCHEN 11' 4" x 6' 5" (3.45m x 1.95m)

Porcelain floor tiles, sash window, glazed door to the rear garden, beamed ceilings. Shaker style kitchen with wall and floor mounted units with a worktop over and matching upstand, tile surround

including a one and half bowl sink and drainer. Space saving cupboards, motion sensor lights under the cabinets. Integrated oven and hob with extractor above, wine rack, integrated washing machine. Radiator. Space for fridge freezer. Returning to the lounge :-

Stairs to the first floor :-

## LANDING

Loft hatch and shelving.

## BEDROOM 12' 9" x 8' 11" (3.88m x 2.72m)

Spacious double bedroom with a sash window, radiator, inset space.

## BATHROOM

Obscure glass sash window. Completely renovated with tiles to the floor and walls, bath with mains water shower over, low level wc with hidden cistern, inset lighting, shelving, wall hung vanity drawers with sink places on top with an offset tap and a mirror over. Spotlights in the ceiling. Heated towel rail.

## OUTSIDE REAR

Enclosed with plenty space for seating. Bin storage, shed, outside tap.

## AGENT'S NOTES

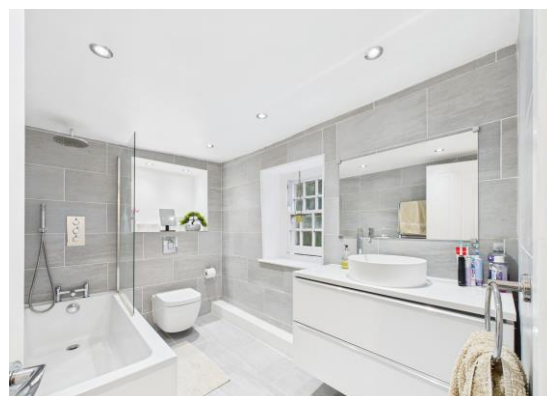
Please be advised that the Council Tax band for this property is band 'A'.

## SERVICES

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

## DIRECTIONS

Heading down towards Penryn on the B3292 from Treluswell roundabout turn right into Browns Hill passing Hawkins Peugeot garage on your right hand side. Turn left into West Street where the road forks into the one way system. Proceed along West Street and the property can be found on the right hand side, just near Thirsty Scholar Public House on the left hand side. If using What3words:- daydreams.makeup.petty



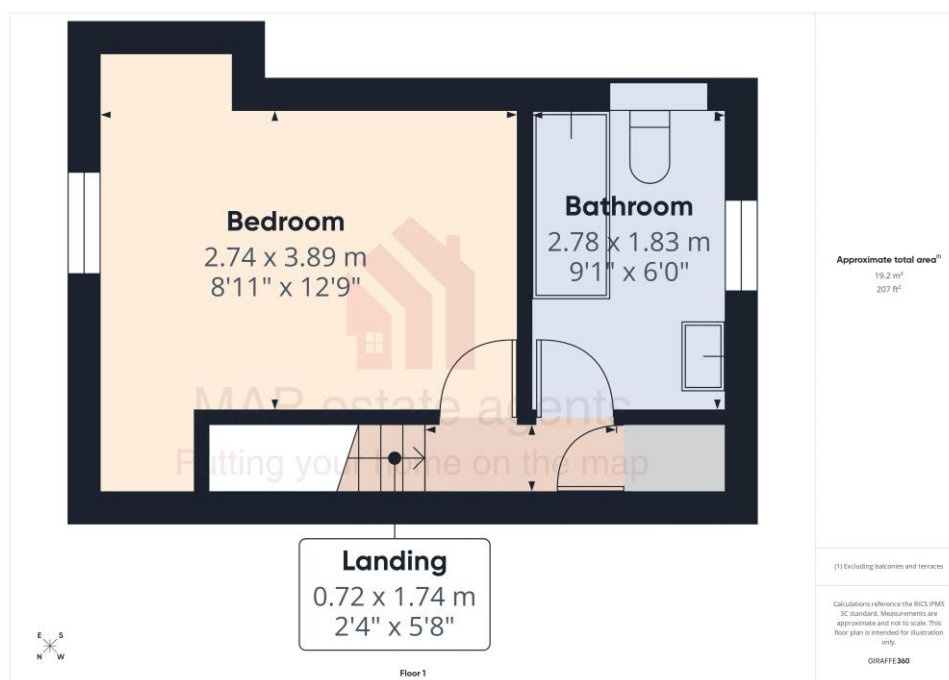
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## MAP's top reasons to view this home

- Charming terraced cottage
- Located in Harbourside town of Penryn
- One double bedroom
- Lounge with beamed ceilings and sash windows
- Modern kitchen, door out to garden
- Modernised bathroom on first floor
- Gas central heating
- Enclosed rear garden with shed and space for alfresco dining
- Close to all amenities
- Railway station up the hill, and bus stops yards away!



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