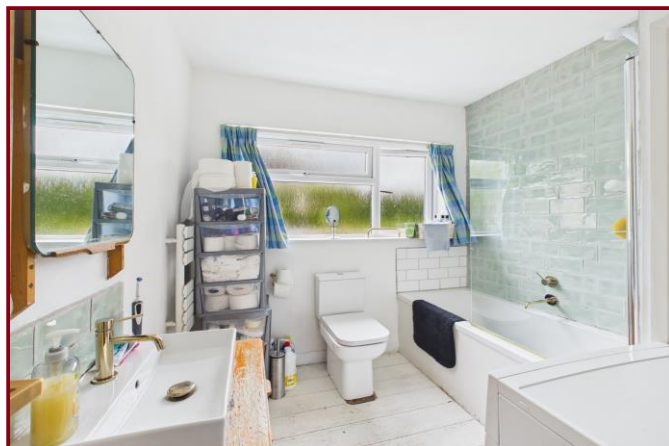




MAP estate agents
Putting your home on the map

**Helston Road,
Penryn**

**£185,000
Freehold**





**Helston Road,
Penryn**

**£185,000
Freehold**

Property Introduction

A charming and well presented terraced character cottage, perfectly located for easy access to transport links and the town amenities and shops.

The cottage has a lounge, kitchen, double bedroom with vaulted ceiling and bathroom.

To the rear of the property there is a low maintenance outside space - a perfect place to sit and enjoy a glass of wine at the end of the day!

Location

Penryn is an historic market town located at the head of the Penryn 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

The front door opens to:-

LOUNGE 11' 10" x 8' 11" (3.60m x 2.72m) maximum measurements

Sash window to front elevation, fireplace housing electric fire with timber floating mantel above, beamed ceilings and electric radiator. Stairs off to first floor. Understairs window to kitchen. Open doorway to:-

KITCHEN 7' 8" x 7' 3" (2.34m x 2.21m)

Range of floor standing cupboards with worktop over incorporating a sink and drainer, wall shelving. Integrated oven and hob, space for storage, space for fridge, space for washing machine and electric radiator. Double glazed window and door leading to outside space.

FIRST FLOOR LANDING

A small landing with door to bathroom and sliding door to:-

BEDROOM 9' 9" x 9' 1" (2.97m x 2.77m)

Vaulted ceiling with beams, sash window with shutters, inset wardrobe space, and electric radiator.

BATHROOM

Bath with tiled surround, electric shower over, shower screen, low level WC and drawers topped with sink and tiled splash. Partially glazed door, painted floorboards, obscure glass uPVC double glazed window, heated towel rail. Airing cupboard housing immersion tank. Plumbing for washing machine.

OUTSIDE REAR

Steps up to enclosed low elevated seating space.

SERVICES

Mains water, mains drainage, mains electricity.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

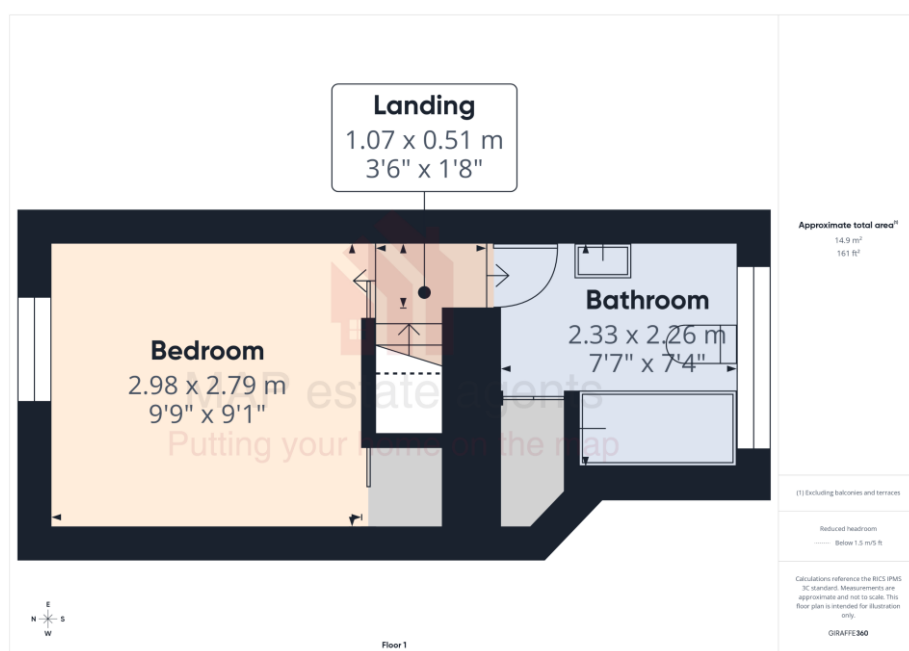
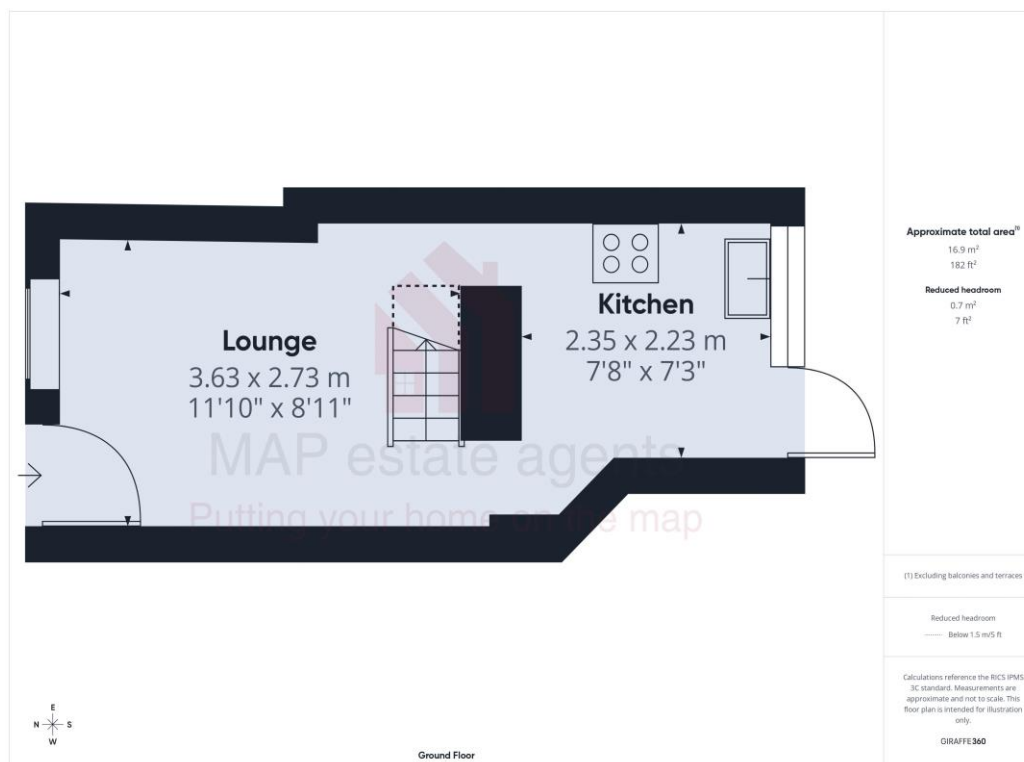
From Commercial Road at the from the bottom of Penryn by the traffic lights proceed up the hill into the town. Continue up into Helston Road and the property is on the left hand side before turning left to Saracen Way. If using What3words:- sagging.brotherly.loafer





MAP's top reasons to view this home

- Well presented character cottage In Penryn
- Close to shops, bus stop and train station
- Light and bright lounge
- Kitchen
- Double bedroom with vaulted ceiling
- Bathroom with plumbing in airing cupboard for washing machine
- Enclosed low maintenance yard
- Electric heating
- Sash windows at front
- uPVC windows to rear



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.