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**Truro Hill,
Penryn**

**£255,000
Freehold**





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Property Introduction

Nestled on the ever popular Truro Hill in Penryn, this beautifully presented two bedroom character cottage blends period charm with modern comfort and is offered for sale chain free.

The property offers well-proportioned light and bright accommodation with a welcoming feel and is surprisingly spacious, making it an ideal home for a first time buyer, an investor or for anyone wanting a convenient location in Penryn. The lounge has a feature fireplace housing a wood burner and having a wooden floor, the extension at the rear comprises of the kitchen/diner with double doors opening out to a low maintenance rear garden. Upstairs has freshly fitted carpet, two bedrooms with wooden flooring and bedroom one having wardrobe space, there is an updated bathroom with a shower over the bath.

Outside, unrestricted, unallocated on-street parking is available and at the rear is a private enclosed garden designed to be low maintenance with a raised deck ideal for alfresco dining.

Location

Truro Hill is full of character properties situated close to the centre of Penryn and 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

Composite entrance door opening to:-

HALLWAY

Quarry tiled flooring. Painted stone wall to one side. Electric meters. Stairs rising to the first floor. Stripped wood door opening to:-

LOUNGE 16' 10" x 10' 1" (5.13m x 3.07m) maximum measurements into recess

Double glazed window to front elevation with wooden side panelling. Wood flooring and wooden skirting. Feature fireplace housing a freestanding wood burner with inset shelving to recesses at either side. Radiator. Wall lights. Understairs cupboard. Door to:-



KITCHEN/DINER 12' 8" x 9' 2" (3.86m x 2.79m) maximum measurements

Range of floor and wall mounted units with worktop over incorporating a one and a half bowl sink and drainer. Integrated oven and hob with extractor above. Spaces for fridge/freezer, washing machine, space for dining table and chairs. Double doors opening to the garden. Radiator. Quarry tiled floor.

FIRST FLOOR LANDING

Loft hatch. Radiator. Stripped wood doors off to:-

BATHROOM

Bath with mains shower over, splash boarding to walls, shower screen, pedestal wash hand basin with mirror over and shelving and low level WC. Wood flooring and tongue and groove walls to half height. Radiator. Shelved airing cupboard housing the gas combination boiler.

BEDROOM ONE 12' 7" x 9' 0" (3.83m x 2.74m) maximum measurements

Double glazed window with deep sill, feature ornamental fireplace, wooden floorboards and built-in wardrobe space with shelves, hanging rail and a fold-up desk and shelf.

BEDROOM TWO 8' 4" x 7' 5" (2.54m x 2.26m) maximum measurements

Double glazed window. Wooden floorboards.

AGENT'S NOTES

The Council Tax band is band 'C'. The flat roof over the kitchen was replaced in 2022. Our Lettings Manager Ben Nichols advises that the property could generate a rental income in the region of £1150 to £1250 per calendar month.

SERVICES

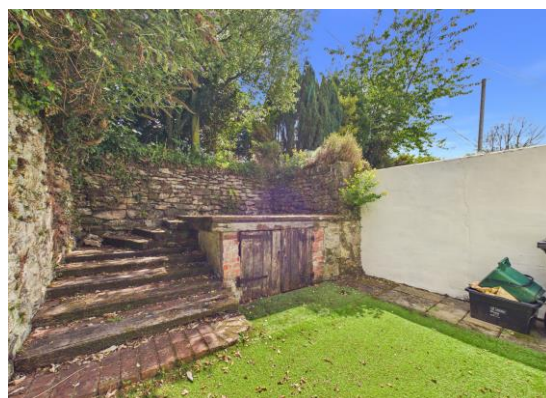
Mains water, mains drainage, mains electric and mains gas.

OUTSIDE REAR

To the rear is a private enclosed walled garden designed to be low maintenance with steps up to a raised deck ideal for alfresco dining.

DIRECTIONS

Proceed along Commercial Road to head away from Penryn, pass Church Road on your right, pass the petrol garage on your left and then take the next right turn into Truro Hill. The property is on the right hand side. If using What3words:- litigate,notched,curtains

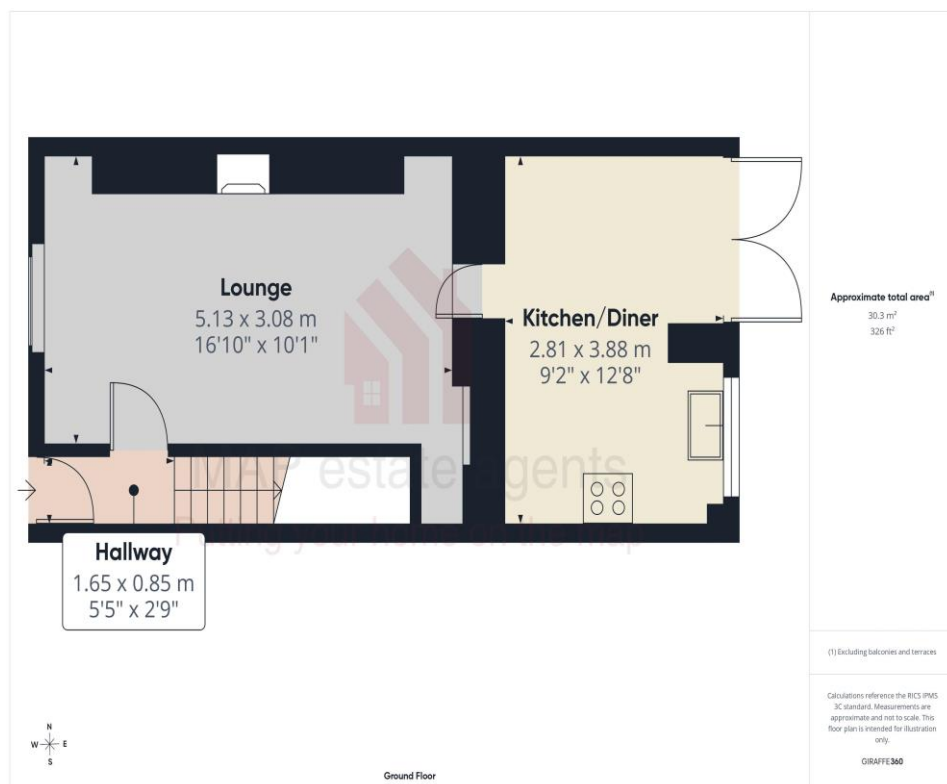


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	80
		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Well presented character cottage
- Located on the outskirts of Penryn
- Two bedrooms
- Kitchen/diner extension to rear
- Lounge with wood burner
- Bathroom on first floor
- Gas central heating
- Enclosed rear courtyard garden
- On-road parking to front
- Offered for sale chain free!!



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

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