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**Helston Road,
Penryn**

**£195,000
Freehold**





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Property Introduction

This granite character cottage is positioned just a short walk from the shops and amenities of the town centre, just yards from a bus stop and a short walk from the train station.

The property has a cosy lounge where the owners have created a useful work space under the stairs, steps lead down to a good sized kitchen which leads off to a cosy dining room/snug. To the first floor is a generous double bedroom and bathroom.

Outside to the rear is a workshop/outbuilding and stone built shed with plumbing and electrics for a washing machine and tumble dryer. The garden and patio is shared with three neighbours and enjoys a green outlook.

Whether you are looking for a home or an investment property this cottage is sure to appeal.

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

Part glazed door opening to:-

LOUNGE 13' 0" x 10' 6" (3.96m x 3.20m) L-shaped, maximum measurements

Sash window with deep sill to front elevation. Beamed ceiling. Gas fire with back boiler and inset shelving to the side. Laminate flooring. Radiator. Under stairs work space and small storage cupboard. Electrics panel. Stairs rising to first floor. Folding door and steps down leading to the:-

KITCHEN 8' 11" x 8' 5" (2.72m x 2.56m) maximum measurements

Sash window to rear elevation. Range of wall and floor mounted cupboards with work top over incorporating a sink. Space for cooker with extractor above. Tiled splashback and space for fridge/freezer. Laminate flooring. Display shelving. Glazed door opening to:-

DINING ROOM/SNUG 9' 3" x 7' 7" (2.82m x 2.31m) maximum measurements, irregular shape

Two glazed sash windows. Slanted ceiling. Space for sofa and double glazed door to the rear garden.

FIRST FLOOR LANDING

Doors off to:-

DOUBLE BEDROOM 10' 11" x 9' 8" (3.32m x 2.94m)

Door with glazed panel over opening. Sash window to front elevation. Radiator. Laminate flooring. Fitted wardrobe/cupboard housing the immersion tank. Loft hatch and tongue and groove to one wall.

BATHROOM

Folding door and steps lead down into the bathroom with a pedestal wash hand basin, bath with side folding screen and electric shower over and low level WC. Ceramic floor tiled. Storage cupboard. Heated towel rail. Obscured double glazed window.

OUTSIDE REAR

The garden is communal and shared with the three neighbouring properties who also have a right of access to their own storage sheds. There is a patio at the bottom of the garden that enjoys elevated views over Penryn and there is a lawn. A large workshop/outbuilding for this property is located at the bottom of the garden with windows to the rear and provides a good space for storage or for hobby space.

SHED 14' 5" x 7' 11" (4.39m x 2.41m) maximum measurements

Having electric and plumbing with space for washing machine and tumble dryer.

SERVICES

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

AGENT'S NOTE

Please note the rear garden is shared with three neighbouring properties that also have right of access to their own shed. The Council Tax band 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 continuing along the left hand side where the road divides, this is Helston road. The property is on the right hand side just past the turning to Shute Lane. If using What3words:-
venting.recently.country

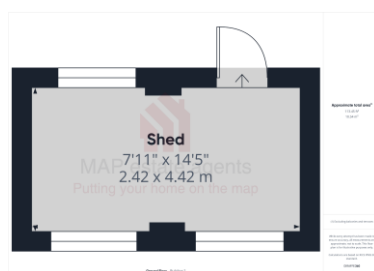
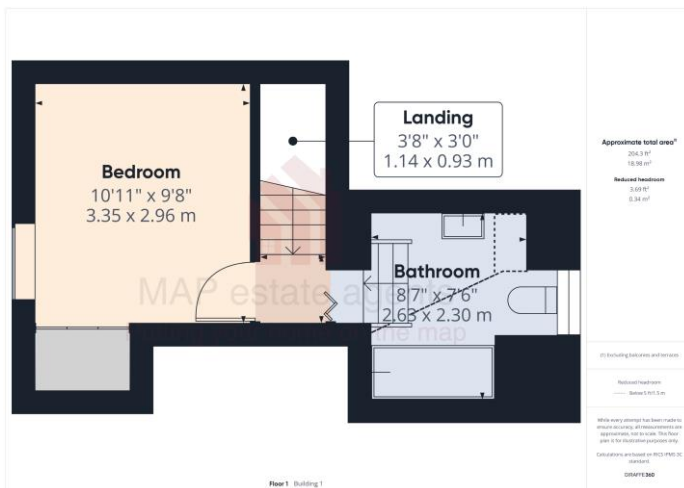
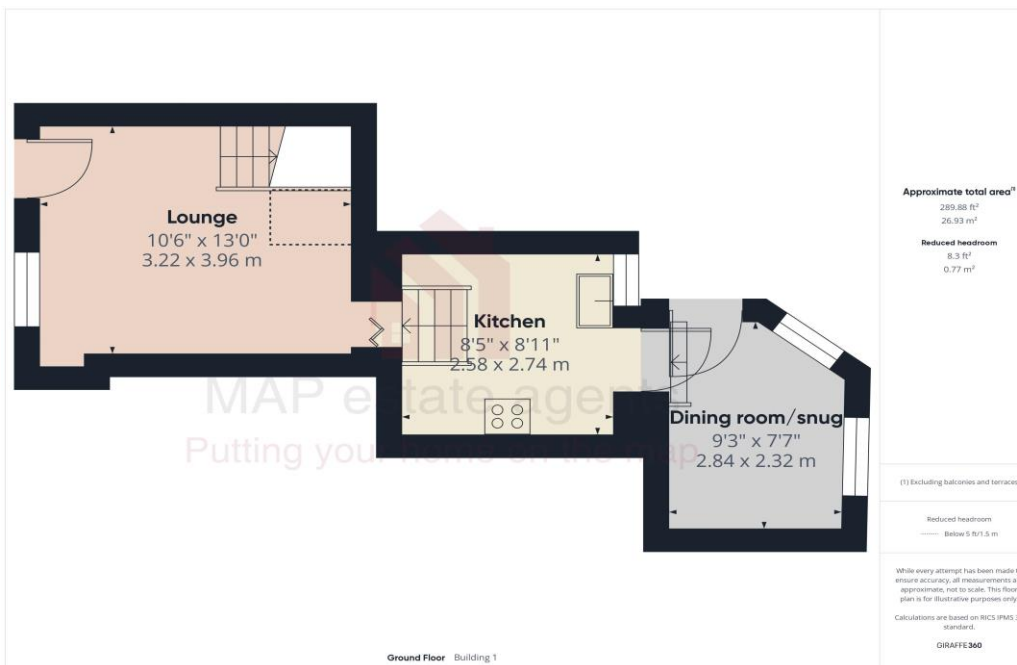


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 36 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



MAP's top reasons to view this home

- Terraced character cottage
- Central town location
- One double bedroom
- Lounge and separate dining room/snug
- Kitchen
- First floor bathroom
- Outside shed with plumbing/electric for utilities
- Large workshop
- Shared garden at rear
- Close to amenities and train station



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