

FOR SALE



Permarin Road, Penryn
Guide Price £248,000


MARTIN&CO

Permarin Road, Penryn

Guide Price £248,000

- STUDENT LETTING POTENTIAL
- 3 OR 4 BEDROOMS
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- BACK GARDEN

A great opportunity to purchase a 3 / 4 bedroom property in the centre of Penryn, either as a buy to let or as a family home.

A 3 bedroom family home which has previously been let as a 4 bedroom student property for £1950 pcm.

The property would make a lovely family home with some refurbishment.

On the ground floor, the hallway leads through to the lounge, kitchen and dining room, with an external utility room behind the kitchen.

On the first floor, there are 3 further bedrooms which include a very large principal bedroom with built-in wardrobes, a good sized double bedroom and a single bedroom. There is



also a bathroom.

When let as a student property, the dining room has been used as another bedroom to make 4 in total.

The property is set back from the street by a front garden, accessed via a pathway and a few steps. There is shared access to the side of the property which takes you through to the rear garden which has both a patio and a lawn area.

Pemarin Road is conveniently located a short distance to the town centre as well as Penryn University campus (less than 1 mile away) and train station (0.5 miles away). There is unrestricted on-road parking along Pemarin Road as well as a Council car-park which offers season tickets.

Council Tax Band - B

EPC – C

Gas Central Heating and Hot Water

Mains Gas, Electric, Water and Drainage

Broadband : Ultrafast Broadband available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information.

Source Ofcom.org.uk



LOCATION

Penryn is an active university town, with an historic harbour and town centre hosting a variety of interesting independent shops, cafes, yoga studios and other amenities along with numerous quaint pubs nestled amongst its cobbled streets. The town is well-served by 3 supermarkets (Lidl, Sainsbury's and Asda) and benefits from good communication links with Falmouth via its bus service and train station, which also links to Truro City and the mainline to London Paddington.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Martin & Co Falmouth (Students)

72 Kimberley Park Road • Falmouth • TR11 2DF

T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.