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**Truro Lane,
Penryn**

**£345,000
Freehold**





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Property Introduction

This four bedroom semi-detached house is set on a tucked away lane just yards from Penryn town centre and offers the choice of keeping it as a letting property and providing an income or to use it as a family home with accommodation for a dependent relative as there is a one bedroomed flat below the main house.

The main house has a kitchen, lounge, two bathrooms, four bedrooms, private outside space and parking and enjoys elevated views across Penryn.

The separate one bedroom flat has an open plan lounge/kitchen/diner, bedroom and shower room, a small parking space could be used adjacent to the flat.

Location

Truro Lane is full of character properties set off West Street in the centre of Penryn which links down to 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 and Falmouth in the opposite direction. 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

Entrance door opening to:-

ENTRANCE HALLWAY

Wooden door with glazed panel to the side. Shoe and coat storage. Doors off to:-

KITCHEN 11' 9" x 8' 6" (3.58m x 2.59m) maximum measurements

Double glazed window. Range of floor and wall mounted cupboards with worktop over incorporating sink and drainer with tiled surround. Space for range cooker, extractor above, space for washing machine and two fridges. Understairs cupboard. Tongue and groove ceiling and spotlights.

LOUNGE 11' 6" x 9' 7" (3.50m x 2.92m)

Double glazed window, parquet flooring and radiator. Stairs rising to the first floor. Door off to:-

BEDROOM ONE 14' 4" x 11' 2" (4.37m x 3.40m) maximum measurements

Originally the lounge, this is a spacious dual aspect room with elevated views across Penryn and radiator.

BATHROOM

Obscure double glazed window. Radiator with towel rail over, bath with shower above and side screen, low level WC and vanity wash hand basin with mirror fronted cupboard over. Extractor fan. Splash boarding to walls.

FIRST FLOOR LANDING

Airing cupboard which also has loft access. Doors off to:-

BEDROOM TWO 12' 0" x 11' 11" (3.65m x 3.63m) restricted headroom to one side

Double glazed window with elevated views over Penryn. Radiator. Fitted wardrobes. Sloping ceiling.

BEDROOM THREE 14' 4" x 8' 4" (4.37m x 2.54m)

Double glazed window. Radiator and slightly sloping ceiling.

BEDROOM FOUR 8' 3" x 7' 1" (2.51m x 2.16m) restricted headroom to one corner

Double glazed window. Radiator.

FIRST FLOOR BATHROOM

Obscured double glazed window. Tiled walls. Bath with shower over, pedestal wash hand basin and low level WC. Heated towel rail. Tongue and groove ceiling.

OUTSIDE REAR

To the rear is a sheltered patio with built-in seating and barbecue. Range of mature shrubs and storage shed. Further seating space to the side. Outside tap.

OUTSIDE FRONT

Parking space.

LOWER GROUND FLOOR FLAT

Accessed via its own private double glazed entrance door with glazed side panels opening to:-

OPEN PLAN LOUNGE/KITCHEN/DINER 13' 0" x 10' 11" (3.96m x 3.32m)

PLUS 9' 9" x 8' 4" (2.97m x 2.54m)

A dual aspect space with the kitchenette having a range of floor mounted units incorporating a sink and drainer and breakfast bar. Electrics meter. Space for cooker with extractor hood over, space for washing machine and space for fridge/freezer. Opening and privacy half wall to:-

BEDROOM

Fitted cupboards to each side and above the bed space and above. Radiator.

SHOWER ROOM

Partially glazed door. Vanity wash hand basin with mirrored cupboard over, level WC with concealed cistern and walk-in shower with splash boarding. Space for tumble dryer and storage. Extractor fan and heated towel rail.

SERVICES

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

AGENT'S NOTES

The Council Tax band is band 'C'. The tenants are just to leave at the end of June 2026, this could be extended or the property can be sold with vacant possession. The current annual rent income is £32,400 for the house and flat combined which provides a 9% yield.

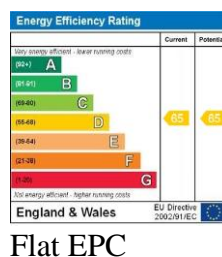


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached house in centre of Penryn
- Three/four bedroom house plus one bed self-contained flat
- Currently let until 30th June, but can be extended or sold vacant possession
- Kitchen/diner, lounge in main house, open plan room in flat
- Two shower rooms in main house, shower room in flat
- Outside space to rear of flat
- Two parking spaces
- Elevated views over Penryn
- Perfect for family home and dependent relative, or scope for an income
- CHAIN FREE



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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