



## Penryn

A period terraced town house  
Tucked away from the road  
26' sitting/dining room, modern kitchen  
Five bedrooms  
Bathroom and additional cloakroom  
Full of character and charm  
Enclosed rear courtyard garden  
Close to Penryn town centre  
Gas central heating, double glazing  
No onward chain



**Guide £425,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

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REF: SK6953



This superb terraced town house is located just off Helston Road, one of the historic town of Penryn's main streets and offers many character features throughout including high ceilings.

The accommodation is spacious and well presented throughout being set over three floors and has been well maintained by the current owners to briefly comprise; a 26' sitting/dining room and modern kitchen on the ground floor, modern bathroom, additional cloakroom and three bedrooms on the first floor and on the second floor are two bright double bedrooms with lovely far reaching views from the front and rear to the countryside and side views over Penryn down to the river. Outside to the rear there is a private, enclosed courtyard garden, whilst to the front is a small area of garden also.

Penryn is an historic market town that offers a great community with a selection of shops, restaurants, public houses, surgeries and banks. The town also has Football, Rugby and Cricket clubs along with Penryn College, Penryn Primary Academy and Falmouth University (Tremough Campus). The property is located close to Penryn train station that connects the bustling harbourside town of Falmouth to the cathedral city of Truro.

**Viewing is strongly recommended to appreciate the character and space that the accommodation offers.**

**Why not call for your personal viewing today?**

#### **THE ACCOMMODATION COMPRISES:**

A pathway through the front garden leads to a double glazed front door providing access to:

#### **ENTRANCE HALL**

A superb welcome to the property with featured tiled flooring, shelving and coat hooks upon entering, leading in turn past an ornate decorative arch to the rest of the hallway with doors leading into the sitting/dining room, kitchen and stairs rising to the first floor landing, cupboard housing fuse box.



#### **SITTING/DINING ROOM 7.92m (26'0") x 4.47m (14'8") maximum measurement.**

A dual aspect room that is split into two areas.



#### **SITTING ROOM AREA**

A double glazed sash window to the front, feature fireplace with cast iron fire, slate hearth and wooden mantle, radiator, TV aerial point, picture rail, arched alcove recesses with shelving.



#### **DINING ROOM AREA**

Double glazed window to the rear aspect, feature cast iron fireplace with slate hearth and wooden mantle, arched recessed alcove with shelving, radiator, picture rail.



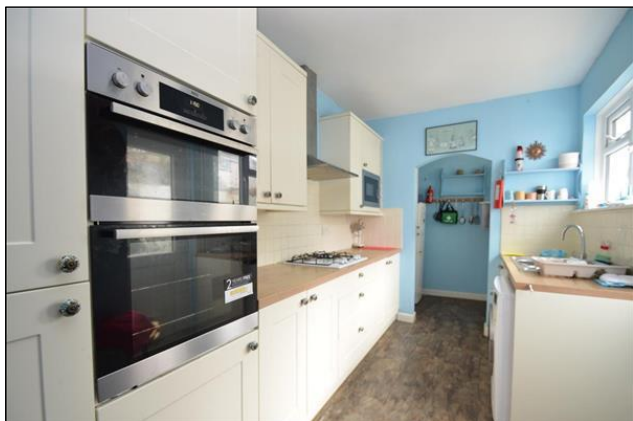
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**KITCHEN 6.32m (20'9") x 2.21m (7'3") maximum measurements.**

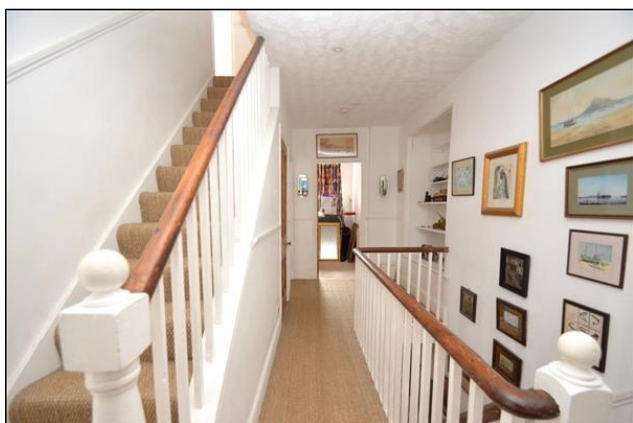
Two double glazed windows to the side and double glazed door to the side leading to the rear garden. A modern fitted kitchen with a selection of matching base and wall mounted units, work surfaces to two sides with splash back tiling, inset 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, inset four-ring gas hob with stainless steel extractor over, integrated eye-level double oven, integrated microwave, space and plumbing for washing machine, space for fridge/freezer, space for tumble drier, full height larder storage cupboard and further under stairs storage cupboard, radiator.



**FROM THE ENTRANCE HALL, STAIRS RISE TO:**

**FIRST FLOOR GALLERIED LANDING**

With feature staircases and some feature glazed panels over doorways, doors leading to three bedrooms, bathroom and cloakroom, stairs rising to the second floor with under stairs storage cupboard, arched recess, alcove with shelving, louvre door fronted airing cupboard, textured ceiling and ceiling light.



**BEDROOM FOUR 4.01m (13'2") x 3.73m (12'3") maximum measurement into alcove.**

Double glazed sash window to the rear, radiator, beamed ceiling, TV aerial point, ceiling light.



**BEDROOM THREE 3.71m (12'2") x 3.51m (11'6") excluding door recess.**

Double glazed sash window to the front, built-in double wardrobe with further storage over, radiator, TV aerial point, ceiling light.

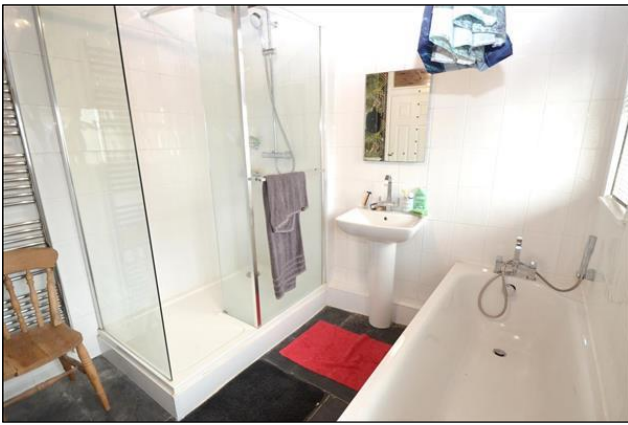


**BEDROOM FIVE 2.67m (8'9") x 1.78m (5'10")**

Double glazed window to the front, built-in wardrobe with storage over, radiator, ceiling light.

**BATHROOM 2.62m (8'7") x 2.54m (8'4")**

Two obscure double glazed windows to the side aspect. A modern bathroom with matching suite in white to comprise double walk-in shower cubicle with glazed screen and integrated shower with drench head unit and additional hand set, panelled enclosed bath with mixer tap and telephone style shower attachment, pedestal wash hand basin and low-level flush wc, part tiled walls, chrome ladder style towel rail radiator, shelving unit, wood panelled ceiling with ceiling light.



**CLOAKROOM**

Double glazed obscure window to the side aspect, A matching suite to comprise low flush wc and wall mounted wash hand basin, wall mounted Worcester combination boiler serving domestic heating and hot water.

**FROM THE FIRST FLOOR LANDING, STAIRS RISING TO:**

**SECOND FLOOR LANDING**

Doors leading to bedrooms one and two.

**BEDROOM ONE 3.99m (13'1") x 3.84m (12'7") measurements into alcove and excluding wardrobes.**

A bright and light room being dual aspect with double glazed windows to the front and side having views to Penryn and over to countryside and beyond and side glimpses of Penryn River, TV aerial point, radiator, two double built-in wardrobes, eaves storage, ceiling rose with light.



**BEDROOM TWO 3.56m (11'8") x 3.23m (10'7") maximum measurement.**

A bright and light room being dual aspect with double glazed windows to the side and rear with lovely open views towards the countryside, TV aerial point, radiator, ceiling light.



**OUTSIDE**

To the front there is a small garden laid mainly to paving with gravelled flowerbeds having established plants. The front garden provides access to the front door which is offset. To the rear there is an enclosed courtyard garden which is mainly laid to paving with gravel borders and space for a shed. The garden benefits from high walling providing a good degree of privacy.



**SERVICES** All main services connected.

**COUNCIL TAX** Band C.

**MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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