



## Penryn

An older style end terrace cottage  
Set in a prominent location near town  
In need of modernisation and updating  
Being sold with 'no onward chain'  
UPVC double glazed windows, doors and porches  
Two reception rooms, fitted kitchen  
Three bedrooms, bathroom/wc  
Two fireplaces, Rayburn Royal range (not tested)  
Two attached garages, courtyard  
Walking distance to local amenities and Penryn town



**Guide £230,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND G**

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK6985



This older style end of terrace, three bedroom town cottage is set in a prominent main road location along Commercial Road which is within walking distance of good local amenities, the town centre and walks along the riverside from Islington Wharf to Flushing and Mylor.

The cottage is in need of modernisation and updating and comes to the market for the first time in decades, giving someone with vision and a good budget, the opportunity to create a home to their own taste and requirements.

The property has UPVC double glazed windows, doors and porches, two open fireplaces and an old Rayburn Royal range (not tested) in the kitchen.

The accommodation includes a front entrance porch, small reception vestibule, a sitting room, dining room and steps leading up to a fitted kitchen and a porch at the rear leading to a small courtyard. The first floor has three bedrooms (two doubles and a small single) and a bathroom/wc combined. Outside there are two medium sized garages, one attached and approached from Truro Hill and the other on the return side approached along The Praze.

**As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this property.**

**Why not call and book a personal viewing today?**

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

A wrought iron front gate set in low stone walls leads to the front garden which has slate crazy paved areas with well stocked flowerbeds stocked with plants and shrubs, two UPVC double glazed doors leading to:

#### **ENTRANCE PORCH 2.57m (8'5") x 1.24m (4'1")**

With UPVC double glazed windows, tripolycarbonate roofing and ceramic tiled flooring, double glazed front door with frosted privacy panel to:

#### **ENTRANCE VESTIBULE**

With a staircase to the first floor and doors leading to both reception rooms.

#### **SITTING ROOM 4.14m (13'7") x 3.58m (11'9")**

Having a focal point Delabole slate open fireplace with matching hearth (not tested) and matching TV plinth alongside, picture rail, deep recessed box sash style double glazed windows overlooking the front gardens, window seat, glazed internal door.



#### **DINING ROOM 3.99m (13'1") x 3.35m (11'0")**

With UPVC double glazed windows overlooking the side and front, both with window seats giving a bright dual aspect especially during the morning, old slate fireplace and cupboard over (not tested), glazed internal door, under stairs storage cupboard.



#### **STEPS FROM DINING ROOM UP TO:**

#### **KITCHEN 3.28m (10'9") x 2.67m (8'9")**

Equipped with a range of medium oak fronted wall and base units, granite effect roll top work surfaces and ceramic tiling over, electric cooker panel, single drainer stainless steel sink unit with chrome mixer tap, vinyl flooring, Rayburn Royal range (not tested), strip light, double glazed window overlooking the rear courtyard, double glazed door with frosted privacy panel leading to:

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.







**CONTINUED STAIRCASE FROM FIRST FLOOR LANDING TO TOP LEVEL**

**BEDROOM THREE 2.06m (6'9") x 1.73m (5'8")**

With double glazed Velux window, airing cupboard with Fortic tank and slatted shelving, fitted carpet.



**REAR PORCH 2.64m (8'8") x 1.12m (3'8")**

Again, with double glazed window and door to outside, fitted roll top work surface and cold water plumbing for a washing machine below, ceramic tiled flooring.

**STAIRCASE FROM HALL TO FIRST FLOOR LANDING**

**BEDROOM ONE 4.14m (13'7") x 3.71m (12'2")**

A good sized double bedroom with fitted carpet, recessed box sash style tilt and turn windows overlooking the front aspect.

**BATHROOM 1.83m (6'0") x 1.65m (5'5")**

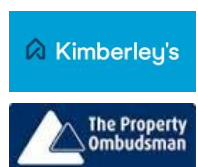
Having a coloured suite comprising; panelled bath with chrome hot and cold tap and part tiled surround, pedestal wash basin, low flush wc, frosted double glazed window with roller blind, mirrored bathroom cabinet.



**BEDROOM TWO 4.06m (13'4") x 2.51m (8'3") plus recess.**

A bright bedroom which enjoys plenty of morning sunshine through recessed box sash style tilt and turn double glazed windows overlooking the front aspect, double fitted wardrobe cupboard, full length storage cupboard with shelving alongside, fitted carpet.

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## OUTSIDE

### REAR COURTYARD

Built-in slate seating and access to a second garage.



### **GARAGE ONE 4.47m (14'8") x 2.95m (9'8") plus coal hole.**

Having a sliding door leading to and from The Praze and personal door to the courtyard.

### **GARAGE TWO 4.57m (15'0") x 2.54m (8'4")**

This is attached to the side of the cottage with access from Truro Hill. With up and over door and a **WORKSHOP AREA 2.13m (7'0") x 1.83m (6'0")**.

### **SERVICES**

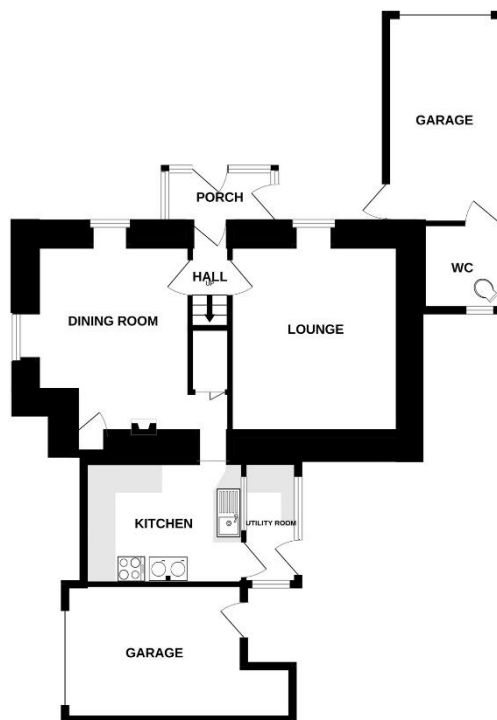
Mains drainage, water and electricity (none tested).

### **COUNCIL TAX** Band B.

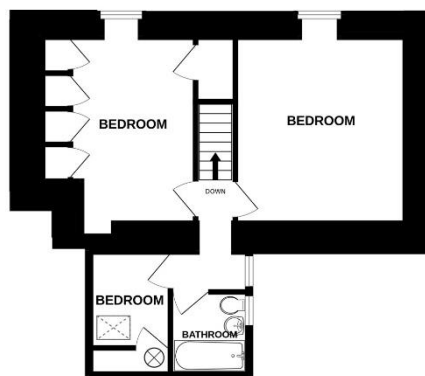
### **MONEY LAUNDERING**

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.

GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 sq.m.) approx.

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.

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