

**SOLD STC**

£219,000 Freehold



*Estate Agents*

**Lewis Haughton**

**13 & 13A Broad Street, Penryn,  
Cornwall. TR10 8JL**

## ABOUT THE PROPERTY

An opportunity to purchase this Grade II listed property being offered for sale with a first-floor two bedroomed apartment plus an additional retail shop located in a prominent high-street position within the popular town of Penryn. In brief, the accommodation of the apartment consists of a landing giving access to two bedrooms, shower room plus separate cloakroom and an open planned lounge/kitchen living area. The accommodation benefits from an electric heating system. The retail shop with its attractive bay windows with the benefit of a kitchenette, office and cloakroom.

### LOCATION

Penryn is a historic market town being situated on the Penryn River approximate one mile from the town of Falmouth. Penryn has in the past operated as a busy harbour which landed granite and tin to be shipped to various parts of the country and abroad. Today the town offers a good range of independent retail shops catering very well the day-to-day needs yet retaining much of its own historic heritage. The town is recognised as a conservation area and has a good mix of historic buildings, some dating back as far as Tudor times. The nearby train station operates to Truro being the main centre in Cornwall for business and commerce as well as Falmouth, with its maritime museum and harbour.

## FEATURES

- First floor two bedroomed apartment plus additional retail shop
- Investment opportunity
- Open planned lounge/kitchen
- Shower room plus separate cloakroom
- Electric heating system
- Additional retail shop with office, kitchenette and WC generating £3900 per annum
- Separate office and WC
- Grade II listed
- COUNCIL TAX BAND - A
- EPC - E



## ROOM DESCRIPTIONS

### RETAIL SHOP

18' 6" x 12' 8" (5.64m x 3.86m) Two attractive bay windows to front elevation, access to:

### REAR HALLWAY/KITCHENETTE

9' 3" x 4' 6" (2.82m x 1.37m) With single stainless steel sink unit and mixer tap, skylight, access to:

### CLOAKROOM

6' 9" x 4' 1" (2.06m x 1.24m) With window to side elevation, pedestal wash hand basin with tiled splash back, low flush WC, wall heater.

### REAR OFFICE

10' 1" x 6' 11" (3.07m x 2.11m) Window to rear elevation.

## FIRST FLOOR APARTMENT

### ENTRANCE

With doorway to exterior. Staircase giving access to first floor landing with built-in storage cupboard, wall heater and a window to side elevation.

### LOUNGE/KITCHEN LIVING AREA

16' 10" x 13' 1" (5.13m x 3.99m) Window to front and rear elevations, window seat, single stainless steel sink unit, a range of base and wall mounted storage cupboards, a range of work surfaces, built-in oven, hob with extractor over, recess for fridge, part tiled walls, power wall heater, two wall light points.

### BEDROOM ONE

7' 10" x 6' 11" (2.39m x 2.11m) Window to front elevation, water heater, built-in wardrobe.

### BEDROOM TWO

11' 7" x 8' 0" (3.53m x 2.44m) Window to rear elevation. panel wall heater.

### SHOWER ROOM

Window to side elevation, shower cubicle, wall heater.

### CLOAKROOM

Window to rear elevation, pedestal wash hand basin, close coupled WC, wall heater.

### SEPARATE OFFICE & WC

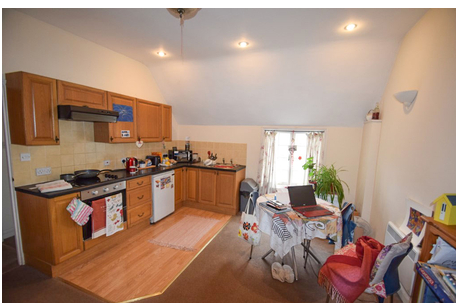
12' 9" x 5' 9" (3.89m x 1.75m) With two windows to side elevation electric light and power points. There is also access over the right-of-way to a cloakroom with wash hand basin and WC.

### AGENTS NOTE

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains metered water, mains drainage.

NB: There is a pedestrian right of way between the shop and apartment.

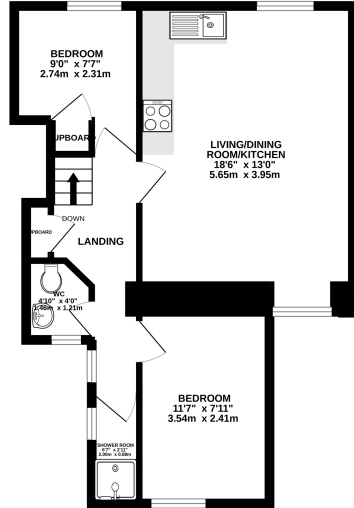
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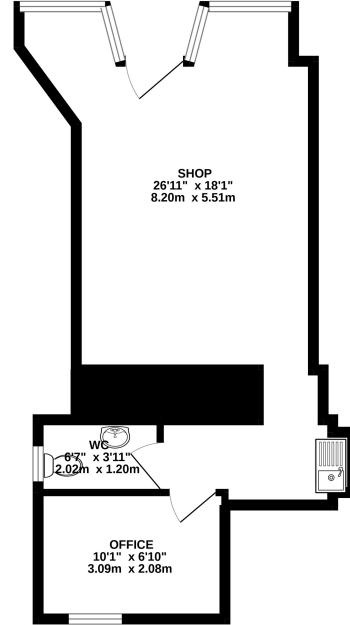
# FLOORPLAN

GROUND FLOOR  
515 sq. ft. (47.8 sq.m.) approx.



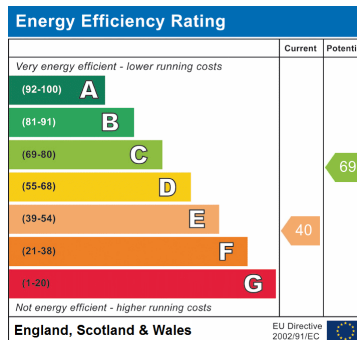
TOTAL FLOOR AREA: 515 sq. ft. (47.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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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GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



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## EPC



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