

FOR SALE

Guide Price - £400,000 Freehold



Sales & Letting Agents

Lewis Haughton Wills

**4 Broad Street, Penryn, Cornwall
. TR10 8JH**

ABOUT THE PROPERTY

An investment opportunity to purchase this established student-let property located in a prominent position with the added benefit of a retail shop which is currently utilised as a hair salon. The main property has many attractive features with the accommodation comprising of an entrance hallway giving access to a communal lounge, kitchen, cloakroom, five first-floor bedrooms along with two shower rooms. Throughout, the property benefits from a comprehensive gas-fired central heating system and one of the features of the property is the attractive enclosed rear courtyard enjoying a good degree of privacy with the property itself having a feature part slate hung wall. The retail shop as previously mentioned is currently being utilised as a hair salon with a kitchenette and WC to the rear.

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

- Investment opportunity
- Registered HMO - Five bedroomed student-let property generating £20,880 per annum
- Let for next years student term generating £21,600 pa
- Additional retail shop currently run as a hairdressers generating £3900 per annum
- Communal lounge with open fireplace
- Two shower rooms
- Gas-fired central heating system
- Attractive enclosed rear courtyard
- Grade II listed building
- EPC D



ROOM DESCRIPTIONS

RETAIL SHOP

15' 6" x 14' 0" (4.72m x 4.27m) Two windows to front elevation, doorway to exterior, slate floor, feature former stone fireplace with wood lintel, water heater. Access to:

KITCHENETTE

10' 6" x 5' 11" (3.20m x 1.80m) Window to rear elevation, single stainless steel sink unit, base storage cupboards, slate floor.

CLOAKROOM

6' 6" x 5' 6" (1.98m x 1.68m) Close coupled WC, wash hand basin, electric wall heater, slate floor.

STUDENT-LET PROPERTY

ENTRANCE HALLWAY

With attractive door to exterior, radiator, stable door to enclosed rear courtyard, tiled floor, staircase to first floor, dado rail, feature small archway. Access to:

COMMUNAL LOUNGE

13' 1" x 12' 7" (3.99m x 3.84m) Window to front elevation, slate floor, part panelled walls, radiator, wall lights.

CLOAKROOM

Window to rear elevation wash hand basin, close coupled WC, tiled floor.

KITCHEN

10' 10" x 10' 8" (3.30m x 3.25m) Window to side elevation, single stainless steel sink unit, a range of base and wall mounted storage cupboards, a range of work surfaces, plumbing for washing machine, gas-fired boiler, built-in cooker with gas hob and extractor over, part tiled walls, recess for fridge, slate floor, radiator.

FIRST FLOOR LANDING

Radiator. Access to:

BEDROOM ONE

12' 2" x 12' 2" (3.71m x 3.71m) Window to side and rear elevation, radiator

BEDROOM TWO

8' 4" x 8' 0" (2.54m x 2.44m) Window to rear elevation, radiator.

BEDROOM THREE

10' 6" x 9' 0" (3.20m x 2.74m) extending to 12' 6" (3.81m) Window to front elevation, access to the loft, radiator.

BEDROOM FOUR

14' 1" x 10' 6" (4.29m x 3.20m) Two windows to front elevation, radiator, recess with built-in cupboard.

BEDROOM FIVE

12' 10" x 12' 1" (3.91m x 3.68m) Window to front elevation with feature window seat, shelved recess, radiator.

SHOWER ROOM

Shower cubicle, radiator, extractor fan

SHOWER ROOM TWO

Window to rear elevation, shower cubicle, close coupled WC, wash hand basin, extractor fan.

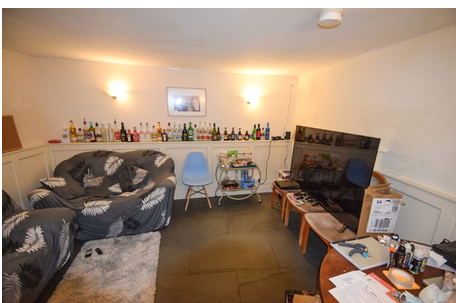
EXTERIOR

To the rear of the property is an attractive courtyard being fully enclosed with external courtesy light with feature part slate hung external wall. Within the courtyard is a built-in table with slate top and bench.

AGENTS NOTE

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains water, mains drainage, broadband/telephone subject to tariffs and regulations.

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LHW. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.



EPC

