

£310,000 Freehold




James Carter
& CO ESTATE AGENTS

29 Higher Market Street, Penryn,
Cornwall TR10 8EQ



PROPERTY DESCRIPTION

An exciting opportunity to purchase a comprehensively updated and improved period home that is located within the very heart of Penryn. The location provides easy access to the amenities of Penryn town centre, Tremough university campus and the nearby Penryn railway station. The property is also within walking distance of Penryn River and the waterfront whilst there are conveniently located bus stops within 100 yards.

The property has been the subject of a comprehensive program of updating by the current owner, it now provides a comfortable standard of living throughout. The program of works was extensive with some of the major works including the property being rewired, newly fitted kitchen units, newly fitted bathroom and new floor coverings throughout. The property is now ready to move into and would ideally suit as either a main home or alternatively an investment property.

Internally the property provides very spacious accommodation across the two floors, this making it the ideal home or investment property. The ground floor provides a very spacious full width living room, this room being a lovely light and airy reception space, a small number of steps from here lead to the study area and then onto a spacious kitchen dining room which benefits from newly fitted kitchen units. There is also a very useful utility room that can be accessed from the kitchen.

The first floor continues the very spacious feel and provides three generous double bedrooms, these bedrooms all being unusually large for this type of property. The first floor also provides a modern refitted bathroom and a separate w.c. The property also benefits from gas central heating.

Externally there is an area of detached garden that is located down the opeway for Bank Cottages to the rear of the property.

A very exciting and unusual opportunity to purchase a very spacious and comprehensively updated period home. A viewing is very highly advised.

FEATURES

- Grade II Listed Period Home
- Comprehensively Updated Throughout
- Recently Rewired
- Newly Fitted Kitchen
- New floor Coverings Throughout
- NO CHAIN SALE





ROOM DESCRIPTIONS

Living Room

3.89m x 5.59m (12' 9" x 18' 4") Part glazed door from Higher market Street, full width broad glazed windows to the front elevation, radiator, newly fitted carpets, small number of stairs with painted timber handrail and balustrade leading to the study area.

Study Area

2.85m x 3.40m (9' 4" x 11' 2") A very useful home study or office space that is located away from the living room. Sash window to the rear, radiator, painted timber handrail and balustrade ascending to the first floor landing, LED ceiling spotlights, doorway through to the kitchen dining room.

Kitchen Dining Room

3.56m x 4.67m (11' 8" x 15' 4") A very spacious kitchen dining room that is spacious enough to be used as a kitchen/ family room. Double glazed window to the side, fitted high gloss grey floor units with working surfaces over, inset stainless steel sink, power points for washing machine, cooker and extractor hood, hardwood part glazed door set to the side, radiator, LED ceiling spotlights, door through to the utility room.

Utility Room

A very useful addition to the ground floor accommodation that is large enough to be used as a utility room and also a potential walk in larder area. Door rom the kitchen, fitted floor units with roll edged working surfaces over, original fireplace to one side with quarry tiled heart and arched breast, LED ceiling spotlights.

Landing

A lovely spacious split level landing with a sash window set to the rear. The landing has a painted timber handrail and balustrade, access to loft space, doors leading off to the bedrooms, bathroom and separate w.c.

Bedroom One

3.78m x 4.60m (12' 5" x 15' 1") A very spacious double bedroom that is set to the front of the property. Broad raised bay window to the front that floods the room with natural light, radiator.



Bedroom Two

3.40m x 4.22m (11' 2" x 13' 10") A further second spacious bedroom that is set to the front of the property. Sah window to the front that allows plenty of natural light to fill the room, fitted double wardrobes to one wall with stripped panel timber doors, radiator.

Bedroom Three

3.71m x 4.65m (12' 2" x 15' 3") A third very spacious double bedroom that is situated towards the rear of the property. Broad window set to the side with recessed cupboards to either side, radiator.

Bathroom

Door from the landing. The bathroom comprises a newly fitted suite of a panel bath with tiled surrounds and tap and shower attachment over, vanity style wash hand basin with cupboards under, heated towel rail, Velux window to the side, LED inset ceiling spotlights.

Separate W.C

The separate cloakroom/w.c comprises a modern white suite that comprises a pedestal wash hand basin with tiled surrounds, low level w.c, shaver socket, window to the rear, wall mounted Vaillant gas boiler.

Garden Area

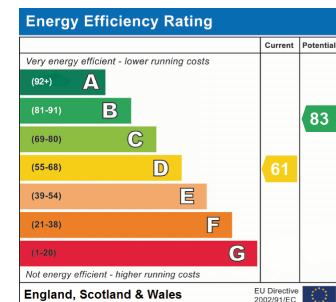
As you walk down the side opeway and along the pathway there is an area of lawned garden set to the left hand side, this area we understand belongs to the property. The garden area is mainly lawned with an upper decked seating area.

Additional Information

Tenure - Freehold. (Grade II Listed)

Services - Mains Gas, Electricity, Water And Drainage.

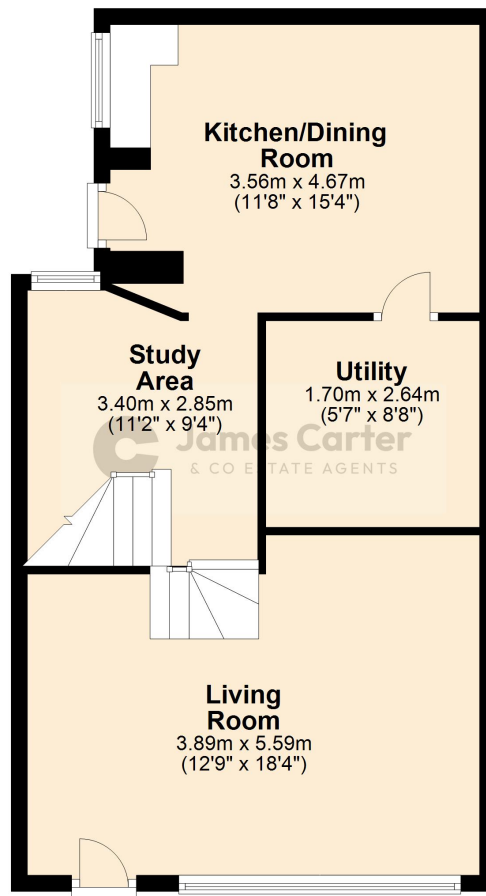
Council Tax - Band A Cornwall Council.



FLOORPLAN

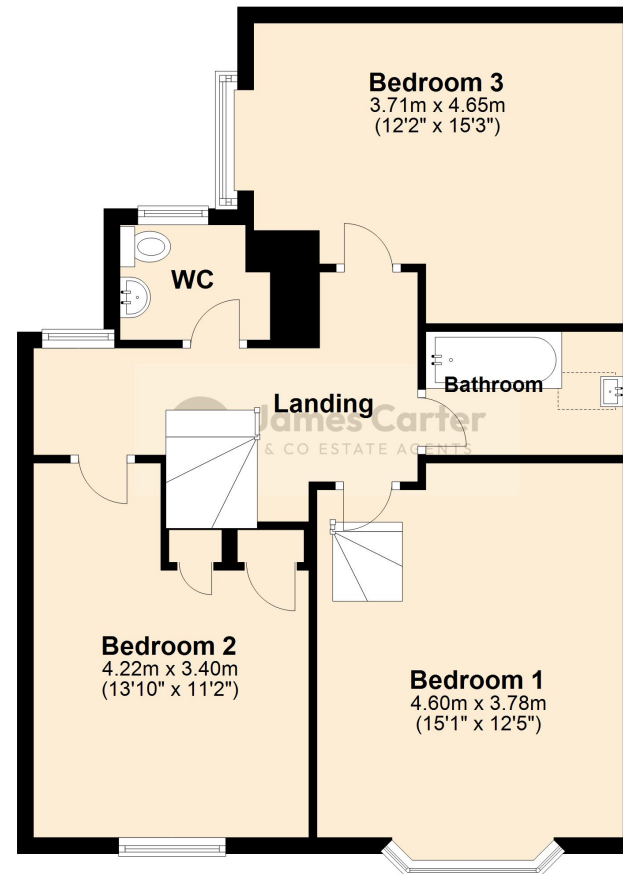
Ground Floor

Approx. 53.5 sq. metres (575.7 sq. feet)



First Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



Total area: approx. 118.3 sq. metres (1273.5 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 move@jamescarterandco.co.uk

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