

£310,000 Freehold



60 St Thomas Street, Penryn, Cornwall
TR10 8JP



PROPERTY DESCRIPTION

An opportunity to purchase a very attractive period stone fronted town house that is centrally located just minutes walk from Penryn town centre. The property is set out over three floors and provides spacious accommodation throughout. The upper floor bedrooms provide lovely views over parts of Penryn river with the attractive Harbour village development in the background. The property in our opinion would make an ideal main home or investment property.

Internally the ground floor comprises a deep living room/dining room with focal point wood burning stove. The kitchen is set to the rear and opens to the lovely westerly facing enclosed courtyard. The first floor features a spacious landing that views to Glasney College Fields, two double bedrooms and the main bathroom. The second floor provides two further double bedrooms, both of which enjoy views of Penryn river, one of these two bedrooms also benefitting from an en-suite shower room. This second floor also has the useful addition of a study/ store space that is set to the rear of the property.

Externally there is a lovely enclosed Westerly facing courtyard garden, an ideal space to enjoy the afternoon and early evening sunshine.

We highly recommend a viewing of this very attractive period home.

FEATURES

- Period Town House
- Four Double Bedrooms
- Living Room With Wood Burner
- Modern Fitted Kitchen
- Westerly Facing Garden
- River Views From Top Floor





ROOM DESCRIPTIONS

Living Room/Dining Room

3.45m x 5.21m (11' 4" x 17' 1") A spacious reception space that provides both a living area and dining area. Double glazed door to the front, focal point wood burning stove set on slate hearth with recesses to either side with part panel walling, recessed multi pane sash window set to the front of the property, tiled flooring, radiator, wall lights, wall mounted cupboard housing the consumer unit, tv point, telephone point, panel timber door through to the inner hallway, further paned glazed timber door through to the kitchen.

Kitchen

2.56m x 3.10m (8' 5" x 10' 2") Paned glazed timber door from the living room. the kitchen comprises a modern range of beech effect fitted units with squared edged working surfaces over and part tiled surrounds, inset stainless steel sink and drainer unit with mixer tap over, space for cooker with cooker hood over, recess with fitted working surface, space for fridge freezer, space for washing machine, multi pane glazed window to the rear overlooking the garden area, tiled flooring, double glazed door opening to the courtyard rear garden.

Inner Hallway

Timber panel door from the living room/ dining room, stairs ascending to the first floor landing with period timber handrail and balustrade.

Landing

A spacious landing area that enjoys views to the rear over the courtyard garden and towards Glasney College Field, original period timber hand rail and balustrade, access to under stairs storage cupboard, multi pane sash window to the rear with deep sill under, door to the airing cupboard, timber doors off to the bedrooms and bathroom, stairs with period timber handrail and balustrade to the second floor.

Bedroom One

3.38m x 3.76m (11' 1" x 12' 4") A very spacious double bedroom that is set to the front and overlooks St Thomas Street. Timber panel door from the landing, multi pane sash window to the front, exposed timber floorboards, radiator, fitted wardrobes to one wall, tv point, telephone point.

Bedroom Two

2.87m x 2.90m (9' 5" x 9' 6") Timber panel door from the landing. A second double bedroom that is set to the rear of the property, multi pane sash window to the rear with views over the courtyard garden to Glasney College Fields beyond, radiator, tv point, telephone point.

Bathroom

The bathroom has been fitted with w white suite that comprises a panel bath with tiled surrounds, chrome mixer shower over, low level w.c, pedestal wash hand basin with tiled surrounds, radiator, extractor fan.

Second Floor Landing

Stairs ascending from the first floor landing with period timber handrail and balustrade, doors off to the bedrooms and the study/store room.

Bedroom Three

2.97m x 3.38m (9' 9" x 11' 1") Timber panel door from the landing. A lovely

double bedroom that enjoys views out to Penryn river with Harbour village in the background, multi pane sash window to the front, exposed timber floorboards. fitted low level cupboard, tv point, telephone point, door through to the en-suite shower room.

En- Suite

Comprising a white suite of a shower enclosure with inner tiled walling with chrome mixer shower over, pedestal wash hand basin, low level w.c, shaver socket, tiled flooring, extractor fan.

Bedroom Four

2.39m x 3.43m (7' 10" x 11' 3") 2.39m x 3.43m (7' 10" x 11' 3") Timber panel door from the landing. A further double bedroom that enjoys views out over Penryn river with Harbour village in the background, multi pane sash window to the front, radiator, tv point, telephone point, access to the loft space.

Study/ Store

Low height door from the landing, sloping ceiling, two Velux windows to the rear, tv point, telephone point. An ideal small study space, occasional overflow bedroom or store space.

Garden

The property benefits from a lovely larger than average Westerly facing enclosed courtyard, this courtyard is walled to the sides and rear, this affording it a great degree of privacy. To the rear of the courtyard the owner has created a slightly raised composite decked terrace that is an ideal seating or dining space whilst enjoying the afternoon and evening sunshine. The property also benefits from a shared side walkway that leads back out to St Thomas Street.

Additional Information

Tenure - Freehold.

Services - Mains Gas , Electricity, Water And Drainage.

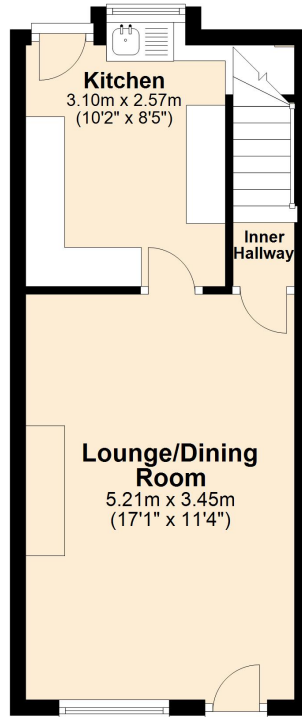
Council Tax - Band C Cornwall Council.



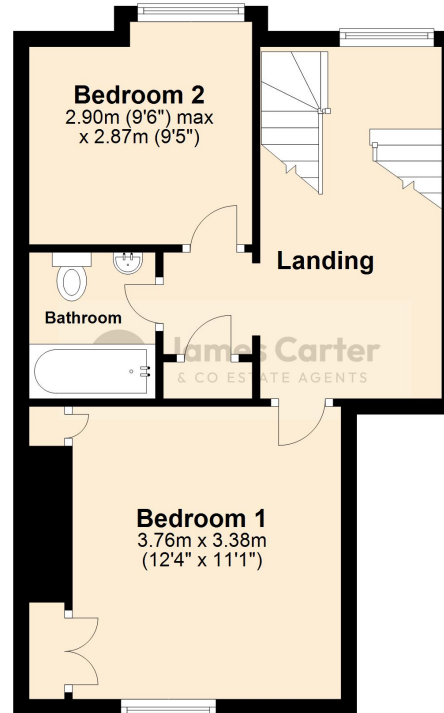
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

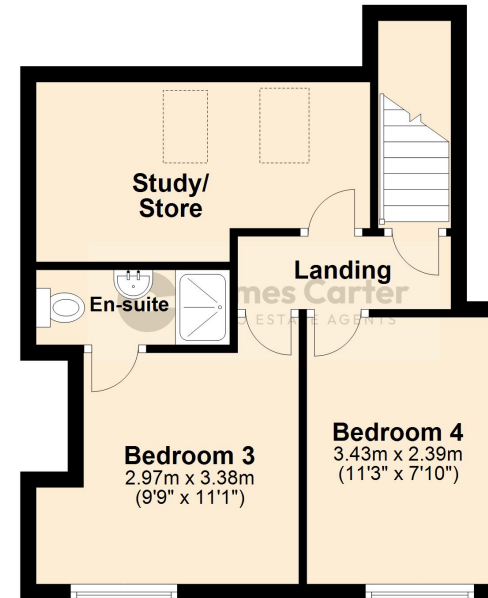
Ground Floor
Approx. 29.6 sq. metres (318.2 sq. feet)



First Floor
Approx. 38.1 sq. metres (409.8 sq. feet)



Second Floor
Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 103.5 sq. metres (1113.7 sq. feet)

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