



## Penryn

A spacious semi-detached house  
Two double bedrooms  
Kitchen, living and dining room  
Potential to extend (subject to planning permission)  
Electric heating system  
In need of modernisation and redecoration throughout  
Elevated views over the valley and viaduct  
Off road parking, garage and gardens  
Being sold with the benefit of 'no onward chain'  
A1 Mundic Block Classification

Guide £220,000

ENERGY EFFICIENCY RATING  
BAND F

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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REF: SK7236



Kimberley's are delighted to bring to the market this two bedroom, end of terrace property that is being sold with 'no onward chain' and an A1 Mundic Block Classification. The property offers versatile accommodation set on a good sized plot with garden, garage and parking!

The property is in need of modernisation and re-decoration throughout and has electric heating with the potential to have gas installed if required.

The accommodation in brief comprises; entrance porch, kitchen/dining room and two reception rooms both with feature fireplaces on the ground floor. To the first floor there are two double bedrooms (one of which enjoys far reaching views), bathroom and separate wc. Outside the property there is a garage, gated driveway parking and lawned gardens.

Penryn's bustling town centre offers a good range of amenities including a convenience store, post office, cafes and takeaways, galleries, a regular bus service which connects to the neighbouring town of Falmouth to Truro. At the top of the town you will find Penryn College and junior school and Falmouth University (Tremough Campus). For the sport minded buyer, Penryn Rugby Club and Football Club are close at hand and the Penryn River along Commercial Road with the boat yard at Islington Wharf is just a few minutes downhill walk.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your appointment to view today?

#### *THE ACCOMMODATION COMPRISES:*

Double wooden gates leads to a gravelled driveway that provides off road parking facilities that in turn leads to the garage. A separate path leads to the UPVC double glazed front door to:

#### *ENTRANCE PORCH*

UPVC double glazed window, laminate flooring, louvre door storage cupboard, louvre doors to living room and dining room, pine panelled ceiling, inset light, turning staircase to first floor landing.

#### *LIVING ROOM 3.15m (10'4") x 3.15m (10'4")*

UPVC double glazed window with views to the viaduct, electric heater, fitted with a range of wall-to-wall fitted wooden display shelves and cupboard with inset electric fire, shelving, wall lights, textured and coved ceiling, fitted carpet.



#### *DINING ROOM 5.08m (16'8") x 3.20m (10'6")*

UPVC double glazed window overlooking the courtyard and UPVC double glazed window to the front, fitted with a range of wooden storage cupboards and drawers, wooden glazed door to kitchen, wall lights, electric heater, glass shelves, textured ceiling, two flush ceiling lights, step down to:



#### *KITCHEN 3.48m (11'5") x 1.37m (4'6")*

Two UPVC double glazed windows. Fitted with a range of light oak fronted wall and base units with roll top work surfaces over and tiled splash backs, white single drainer sink unit with chrome mixer tap, space for electric cooker, space and plumbing for washing machine or dishwasher, textured ceiling, strip light, fully double glazed UPVC door to enclosed courtyard that gives access to the garage, laminate flooring.



*TURNING STAIRCASE TO FIRST FLOOR LANDING*  
With wooden handrail.

*BEDROOM ONE 4.24m (13'11") x 3.12m (10'3")*

UPVC double glazed window with views to the viaduct, a range of wall-to-wall wardrobe cupboards (some mirror fronted), full height storage cupboard, coved ceiling, pendant light, carpet.



*WC*

Frosted UPVC double glazed window, low-level wc, pine panelled ceiling, ceramic tiled walls, flush ceiling light, carpet.



*BATHROOM 2.03m (6'8") x 1.65m (5'5")*

UPVC double glazed window. A two piece suite comprising; panelled bath with gold effect hot and cold taps, electric shower over and shower curtain, pedestal wash hand basin with gold effect hot and cold taps with vanity mirror above, ceramic tiled walls, pine panelled ceiling with flush light fitting, door to storage cupboard,



*BEDROOM TWO 3.15m (10'4") x 2.49m (8'2")*

UPVC double glazed window. Fitted with a range of louvre doored storage cupboards, electric heater, pendant light, carpet.



*OUTSIDE*

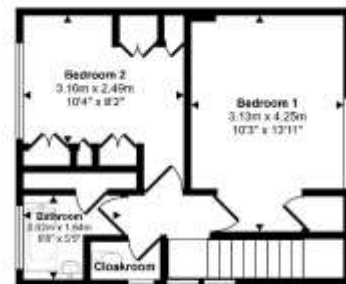
A driveway laid to shingle provides parking for several vehicles that leads to a garage that has an up and over door and also accessed from the courtyard. A pathway leads around the side of the property to the front where you will find gardens that are in need of cultivation and sporting a wide variety of plants and shrubs. The garden is bordered by a granite stone wall with hedging above.





Ground Floor  
Approx 28 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of furniture such as bathroom suites are representations only and may not look like the real items. Made with Magic Scruppy 260.



First Floor  
Approx 33 sq m / 359 sq ft

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### SERVICES

Mains electricity, water and drainage. There is a gas main in the road which could supply to the property once connected.

**COUNCIL TAX** Band A.

### 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.



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.

