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**Helston Road,  
Penryn**

**£285,000  
Freehold**





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## **Property Introduction**

An extended end of terrace character cottage that is ready to move into and offered for sale chain free.

Having new windows and a new front door (replaced October 2024) makes this property stand out and having been freshly painted and updated throughout, the property is spacious, light and bright.

Comprising lounge, separate dining room, a modern kitchen with breakfast bar and a useful lean-to storage room with plumbing for a washing machine.

To the first floor there are two double bedrooms, the first one being of a generous size with two windows and a second door (which could be separated into two rooms if required), there is a modern shower room.

Outside there is an enclosed rear garden, parking can be found on the roadsides within the town.

## **Location**

Penryn is an historic market town located at the head of the Penryn River with a varied selection of niche retail shops as well as convenience stores, Post Office, cafes and Public Houses. The train station provides a regular service to the Cathedral City of Truro where there is a main line rail link to London Paddington. The expanding Tremough University is situated on the edge of Penryn whilst Penryn College is easily accessible via the numerous bus routes serving the town.

The harbour town of Falmouth is about two miles distant with a wider range of specialist shops and high street stores, high quality restaurants and bars to cater for every taste. There are many attractions including four beaches and the sailing waters of the Carrick Roads are considered amongst the best in the country. Popular visitor attractions also include the National Maritime Museum and Pendennis Castle. Evening entertainment can often be found at Event Square in the heart of the town or you can choose from a number of films showing at the multi-screen cinema.

### **ACCOMMODATION COMPRISSES**

Composite entrance door with glass panel above opening to:-

### **ENTRANCE PORCHWAY**

Electrics panel. Door opening to:-

## HALLWAY

Radiator. Stairs leading to the first floor with under stairs storage cupboard and coat hooks. Doors opening to:-

## LOUNGE 11' 8" x 11' 4" (3.55m x 3.45m) irregular shape

Wooden sash double glazed windows. High ceiling, two inset display archways to one wall. Radiator. Coved ceiling. Laminate flooring.

## DINING ROOM 10' 7" x 8' 9" (3.22m x 2.66m) maximum

### measurements, irregular shape

Glazed sash window to lean-to. Radiator. Laminate flooring. High ceiling. Dado rail. Wi-fi hub



## KITCHEN 13' 8" x 7' 1" (4.16m x 2.16m) maximum measurements, irregular shape

Having a step down into the kitchen with tiled flooring. Range of floor and wall mounted units with worktop over incorporating a one and a half bowl sink and drainer. uPVC double glazed window looking out to the garden. Exposed brick wall arch feature with an inset gas hob and eye level electric oven. Tongue and groove panelling to walls. Breakfast bar. Door opening off to:-

## LEAN-TO/UTILITY 10' 6" x 3' 7" (3.20m x 1.09m) irregular shape

Plumbing for washing machine. Shelving. Stanley metal colonial door opening to the garden.



## FIRST FLOOR LANDING

Loft hatch (the loft offers a good space for storage, is boarded with a ladder attached and lighting is provided). Glazed window. Doors off to:-

## BEDROOM ONE 14' 9" x 11' 8" (4.49m x 3.55m) maximum measurements, irregular shape

A good size room with two wooden double glazed sash windows to the front elevation. Two radiators. Wooden flooring. (A second door remains in this room, should the room be divided again).

## BEDROOM TWO 13' 8" x 7' 1" (4.16m x 2.16m) maximum measurements, irregular shape

Beamed ceiling. Wooden flooring. uPVC double glazed window. Radiator.



## SHOWER ROOM

Double glazed obscure glass uPVC window. Half tiling to walls to dado height with splash boarding above. Pedestal wash hand basin with tiled splashback, heated towel rail, low level WC. Linoleum flooring. Heated towel rail. Wall mounted gas combination boiler. Separate walk-in shower cubicle with 'Triton' electric shower.

## OUTSIDE REAR

To the rear is a lovely enclosed garden with flower beds and a feature camellia. There are stone walls and a pedestrian gate with right of access through across the rear of the neighbouring property and round to the side.



## SERVICES

Mains water, mains drainage, mains electric and mains gas.

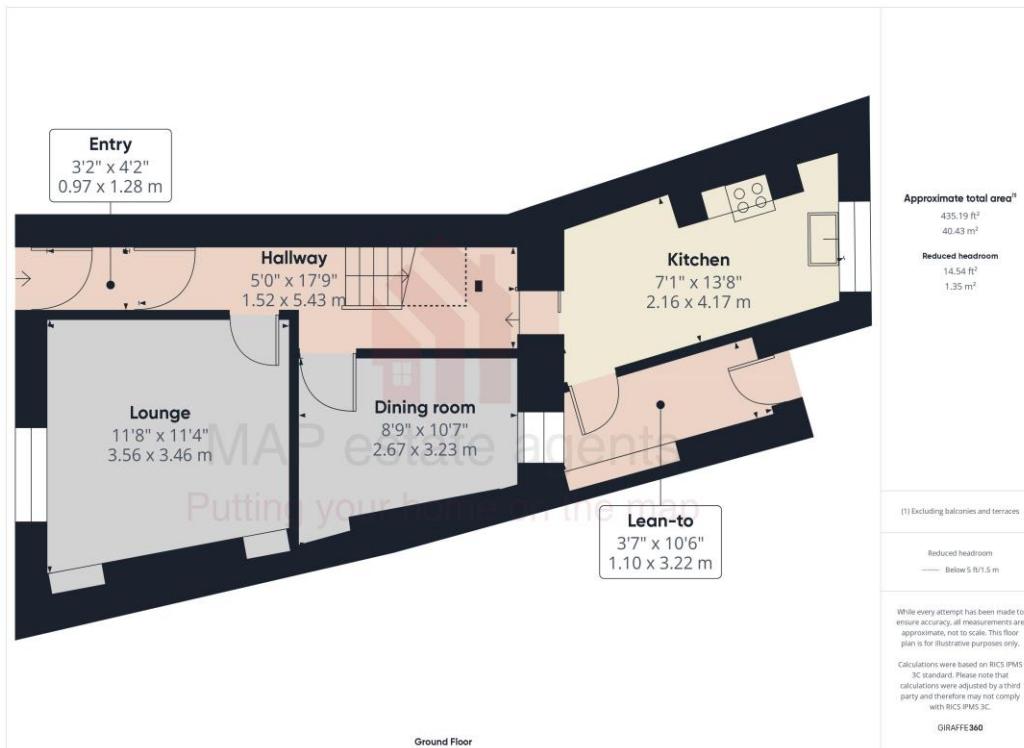
## AGENT'S NOTE

Council Tax band 'A'.

## DIRECTIONS

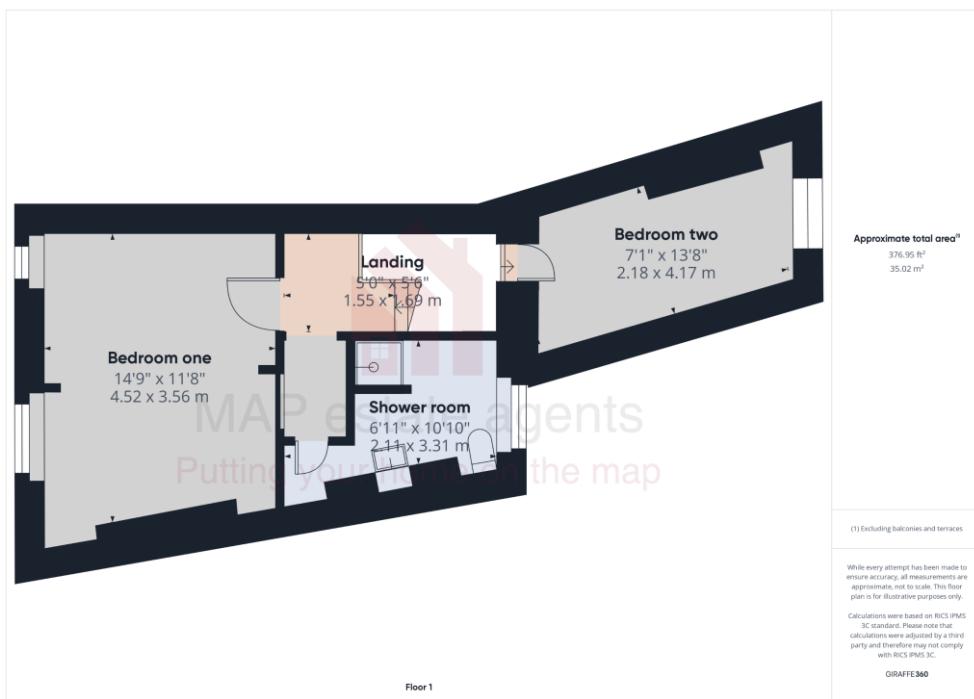
From the traffic lights at the bottom of Penryn on Commercial Road turn up into the town and continue past the shops. The main street divides and on the left hand side is Helston Road. The property is positioned towards the top on the left hand side. If using What3words. poorly.state.narrates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		85	B1
EU Directive 2002/91/EC			



## MAP's top reasons to view this home

- Extended character cottage in heart of Penryn
- Updated and renovated and offered for sale chain free
- New windows and door 2024 (with one exception)
- Two reception rooms
- Two bedrooms (possibly 3 with original doorway)
- Kitchen plus lean-to/utility
- Updated shower room
- Gas central heating
- Walking distance of the train station and bus stop
- Close proximity to Penryn College and Tremough University



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