

FOR SALE



Helston Road
Guide Price £225,000


MARTIN&CO

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- CHARACTER COTTAGE
- INGLENOOK FIREPLACE
- STRIPPED PINE FLOORS
- OPEN PLAN GROUND FLOOR
- TOWN CENTRE LOCATION

A quintessential and cozy Cornish cottage in the centre of Penryn, ideally situated for the diverse and eclectic amenities of the old town as well as the Penryn campus of Exeter University.

Located on Helston Road, this quintessential, cozy Cornish cottage, is ideally situated for the diverse and eclectic amenities of the old town as well as the Penryn campus of Exeter University which is under a mile away.

The property shares an entrance porch with the next-door cottage and the inner front door takes you into the dual aspect open-plan lounge and kitchen. The lounge has a lovely inglenook stone fireplace which currently has a log burner fitted, however this will need some work / replacing before use. There is a fitted kitchen with butler's sink and a gas hob and integrated oven to the rear. A rear window glass paned door to the back of the property provide plenty



of light. Stairs lead up to the first floor landing and there is a good sized master bedroom at the rear and a second bedroom with some lovely distant views to the front. There is also a bathroom. The property has some lovely features such as traditional casement and sash windows, stripped pine floors and a beamed ceiling in the lounge, however the property would now benefit from some updating. The rear kitchen door leads you to a courtyard area with a right of way for the neighbouring property to access their garden. There is a sheltered area which catches the sun for sitting out or drying clothes.

Electric heating and hot water

EPC E

Council Tax Band B

No allocated parking

Grade II Listed

Please note, the shared entrance porch is owned by this property, but the neighbouring property has a right of access to use it to enter their property.

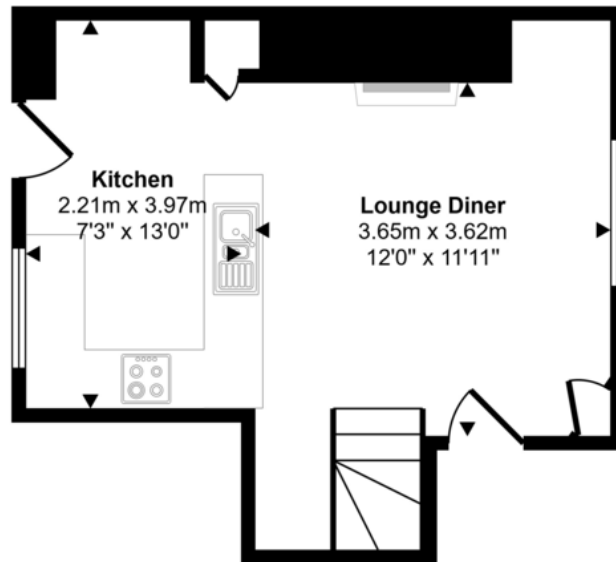
LOCATION

Helston Road is located in the centre of Penryn with the thriving high street virtually on your doorstep! You'll find plenty of amenities within a half mile radius, including delightful cafes, yoga and meditation studios, local independent boutiques and the train station with regular services to Falmouth and the city of Truro where you can connect to the main line.

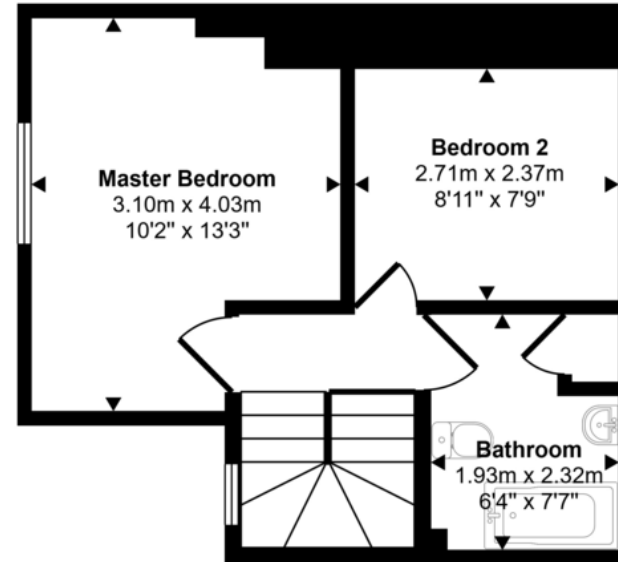
Penryn is a 'stone's throw' from the larger town of Falmouth which has a vibrant cultural scene with Falmouth School of Art and Exeter and Falmouth Universities having campuses dotted around the area as well. The local beaches of Swanpool and Gyllyngvase are around 3 miles away, along with a huge choice of coastal and countryside walks.



Approx Gross Internal Area
57 sq m / 611 sq ft



Ground Floor
Approx 27 sq m / 290 sq ft



First Floor
Approx 30 sq m / 322 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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.