



MAP estate agents
Putting your home on the map

Andrewartha Road

Penryn

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Penryn

University of Exeter Campus, Penryn 1.3 miles | Falmouth town centre 3.9 miles | Gyllyngvase Beach 4.6 miles | Truro centre 8.5 miles | Newquay Airport 27 miles | Exeter M5 96 miles (Distances are approximate)

This well presented sizeable property is currently a successful licensed HMO but would equally lend itself to being a spacious family home.

Entrance hallway | Kitchen/diner | Cloakroom | Lounge | Garden/TV room | Five bedrooms – one en-suite | Two bathrooms | Garden/TV room | Utility/kitchenette | Decked upper terrace | Rear garden with deck and lawn | Garage and parking for one vehicle

£575,000
Freehold



Description

Deceptive in appearance from the front elevation the generous accommodation comprises five bedrooms arranged over three floors with a kitchen/diner, a generous lounge with terrace off from where you can enjoy elevated views across the town and countryside and down to the Penryn River.

There is a further terrace and an enclosed garden off the ground floor and this can easily serve as a separate annexe for dependent relative with two bedrooms, garden room, bathroom and utility (which could be a kitchenette), there is also a garage and off-road parking for one vehicle.

Location

This property is set on a no through road in Penryn, just a stone's throw from the Railway Station and enjoys easy access into the historical town of Penryn with its range of local amenities such as bakers, grocery store, Doctors surgery and Post Office as well as individual shops such as jewellers and galleries, there is also a selection of eateries, takeaways and Public Houses. A Primary School and Secondary School are within walking distance of Andrewartha Road.

Penryn Railway Station provides a local service to Falmouth and to the city of Truro in the other direction with its rail connection to London Paddington and beyond.

The bustling harbour town of Falmouth is easily accessible and offers four lovely beaches, watersport activities are other tourist attractions to include The National Maritime Museum and a larger range of amenities.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

ENTRANCE HALLWAY

Useful storage cupboard. Radiator. 'Hive' heating control (for all radiators). Stairs leading up to the first floor and stairs leading down to lower floor. Doors off to:-

KITCHEN/DINER 17' 7" x 11' 0" (5.36m x 3.35m)

Range of wall and floor mounted cupboards with work top over incorporating an inset one and a half bowl sink unit and half tiled surround. Integrated halogen hob with 'Neff' extractor hood above and eye level 'Neff' double oven. Built-in wine rack. Spaces for fridge/freezer, washing machine and dishwasher. Double glazed window with deep window sill. Space for dining room table. Two radiators and spotlighting. Double glazed doors open to:-

LOUNGE 20' 7" x 14' 9" (6.27m x 4.49m)

A generous room with two double glazed windows enjoying elevated views and door to decked terrace. Two radiators.

DECKED TERRACE 20' 6" x 10' 6" (6.24m x 3.20m) L-shaped, maximum measurements

A generous space enclosed with attractive wooden balustrades, a good place to enjoy alfresco dining and take in the lovely elevated town and countryside views.

CLOAKROOM

Low level WC and pedestal wash hand basin with tiled splashback. Heated towel rail, extractor fan and double glazed window.



FIRST FLOOR LANDING

Loft hatch with ladder (the loft is partly boarded). Airing cupboard with radiator. Doors off to:-

BEDROOM ONE 14' 10" x 14' 5" (4.52m x 4.39m) maximum measurements

Double glazed picture window with elevated views across Falmouth and towards the Penryn River. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Low level WC, pedestal wash hand basin with mirror and light above and walk-in shower cubicle with splash boarding housing an electric shower. Double glazed obscured window. Half tiled walls. Extractor fan and heated towel rail.

BEDROOM TWO 11' 6" x 11' 2" (3.50m x 3.40m)

Double glazed window with deep sill. Radiator.

BEDROOM THREE 10' 11" x 9' 1" (3.32m x 2.77m)

A dual aspect room. Radiator.

FAMILY BATHROOM

Low level WC, pedestal wash hand basin, bath with shower screen and an electric shower. Half tiled walls. Double glazed window. Heated towel and spotlighting. From entrance hall, stairs leading down to:-

LOWER GROUND FLOOR HALLWAY

Deep understairs storage cupboard with lighting. Radiator. Boiler cupboard housing the hot water cylinder. Doors off to:-

BEDROOM FOUR 17' 7" x 8' 5" (5.36m x 2.56m)

Door opening to the outside deck. Radiator.

GARDEN/TV ROOM 10' 11" x 8' 9" (3.32m x 2.66m)

Double glazed window and door opening to outside onto the deck. Radiator.

BEDROOM FIVE 11' 5" x 10' 11" (3.48m x 3.32m)

Double glazed window and radiator.

LOWER GROUND FLOOR BATHROOM

Low level WC, bath with shower over and pedestal wash hand basin. Extractor fan. Half tiled walls. Heated towel rail.

UTILITY/KITCHENETTE 10' 1" x 4' 8" (3.07m x 1.42m)

Range of storage cupboards with work top over incorporating a sink and drainer. Spaces for tumble dryer and fridge. Half tiled walls. Extractor fan.

OUTSIDE REAR

Accessed from bedroom four and the garden/TV room is a generous deck with outside electric points, an electrics cupboard and hot tub fittings (not currently in use). Beyond the deck is a lawn and steps lead down to a further lawn, the garden is enclosed and enjoys a good degree of privacy.

OUTSIDE FRONT

To the front of the property are decorative railings, a gravelled area with a range of shrubs and slabs leading to the front door.

GARAGE 18' 2" x 9' 9" (5.53m x 2.97m)

Positioned to the side of the property with an up and over door and parking in front for one vehicle. Useful storage space, water tap and wall mounted gas boiler.

AGENT'S NOTE

The Council Tax Band for the property is band 'E'. The furniture and white goods are available by separate negotiation and the property is currently running as a successful licensed HMO. Income yield details are available upon request.

DIRECTIONS

On Kernick Road travelling towards the blue railway bridge, turn left just before into Green Lane. Turn first right into Andrewartha Road and proceed along to the end. The property will be located on the right hand side. If using What3words;- removing.tolerates.gathering

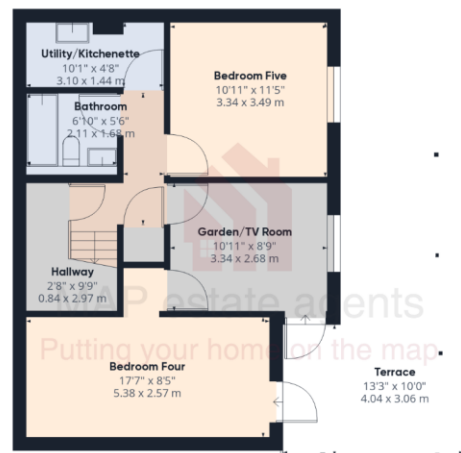




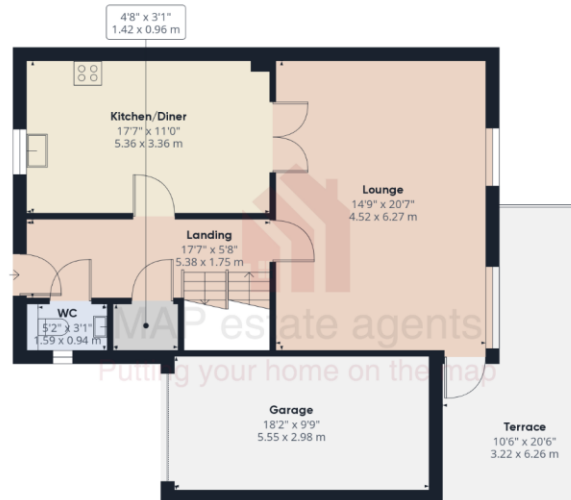
MAP's

Top reasons to view this home

- Well presented home close to Penryn Train Station
- Currently a successful Licensed HMO
- Five bedrooms set over three floors
- Kitchen/diner
- Generous lounge with terrace off enjoying elevated views
- Bathroom on each floor and principal bedroom en-suite
- Ground floor could be an annexe for a dependent relative
- Doors out to lower terrace and garden
- Garage and driveway parking
- Elevated views across countryside and to Penryn River



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 2043.84 ft²
 189.88 m²

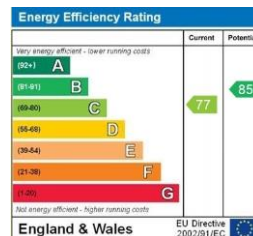
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 2



01209 243333 (Redruth & Camborne)
 01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
 01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
 01872 672250 (Truro)

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