



MAP estate agents
Putting your home on the map

**Western Place,
Penryn**

**Offers in the Region of £265,000
Freehold**





Western Place, Penryn

Offers in the Region of £265,000
Freehold

Property Introduction

Conveniently located for Penryn Railway Station and a short walk to the town centre is this four bedroom mid-terraced house.

The property consists of a lounge and an extended kitchen to the rear, a separate utility and ground floor bedroom (an annexe could be created if desired, subject to the necessary consents), there are also three further bedrooms and a bathroom on the first floor.

There is a generous rear garden with a patio and a useful timber shed (approximately 20' x 12').

Location

The property is located towards the edge of the town within walking distance of Tremough University Campus and Penryn Railway Station that provides a service to both the harbour side of Falmouth with it's wider range of amenities, multi-screen cinema, restaurants and tourist attractions such as the National Maritime Museum, Pendennis Castle and four beautiful beaches.

In the other direction, the train runs to the city of Truro with it's mainline links to London Paddington and the north of England. Penryn town boasts a range of niche shopping outlets, pharmacy, doctor's surgery, convenience store, Post Office and numerous takeaways and Public Houses.

ACCOMMODATION COMPRISES

Double glazed door to:-

HALLWAY

Wood flooring and stairs to first floor. Door to:-

LOUNGE 17' 4" x 11' 6" (5.28m x 3.50m) maximum measurements into recess

Double glazed window to the front. Wood flooring and two radiators. Opening to:-

UTILITY 16' 11" x 6' 9" (5.15m x 2.06m) maximum measurements

Two double glazed windows to the rear and double glazed door to the rear. Returning to lounge, further opening to:-

KITCHEN 10' 11" x 10' 6" (3.32m x 3.20m)

Featuring a dual-aspect with three double glazed windows to the rear and side. Feature tiled surround. A shaker-style kitchen featuring a range of floor and wall-mounted cupboards with worktop over, including two display cabinets. Space and plumbing for washing machine, tumble dryer or dishwasher. Breakfast bar seating, Belfast single drainer sink unit with tiled surround and space for fridge/freezer. Double glazed door to the rear garden. Returning to hallway, door to:-

BEDROOM THREE 12' 10" x 10' 0" (3.91m x 3.05m) maximum measurements, irregular shape

Double glazed obscure glass window to the front. Radiator. Stairs from hall to:-

FIRST FLOOR LANDING

Double glazed window to the rear. Loft access and radiator. Doors off to:-

BEDROOM ONE 16' 11" x 9' 7" (5.15m x 2.92m) maximum measurements, irregular shape

Double glazed window to the front. Built-in wardrobe and radiator.

BEDROOM TWO 14' 9" x 11' 0" (4.49m x 3.35m) maximum measurements, irregular shape

Double glazed window to the front. Built-in wardrobe and radiator.

BEDROOM FOUR 9' 6" x 7' 6" (2.89m x 2.28m)

Double glazed window. Built-in wardrobe and radiator.

BATHROOM

Obscure glass double glazed window, low level WC, sink unit and pedestal, bath with feet with and offset tap with shower above. Tiling to walls and tiled flooring.

OUTSIDE FRONT

To the front of the property, there is a lawn and parking is available within the cul-de-sac. Pathway with gated access leading to:-

REAR GARDEN

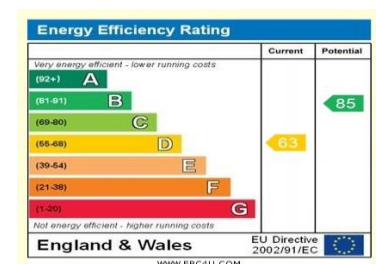
The rear garden is enclosed, enjoys a good level of privacy and is laid to lawn. The garden features a patio and an insulated workshop/shed.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'. Please note: The current vendor has mundic test results from March 2024 with results of A2.

DIRECTIONS

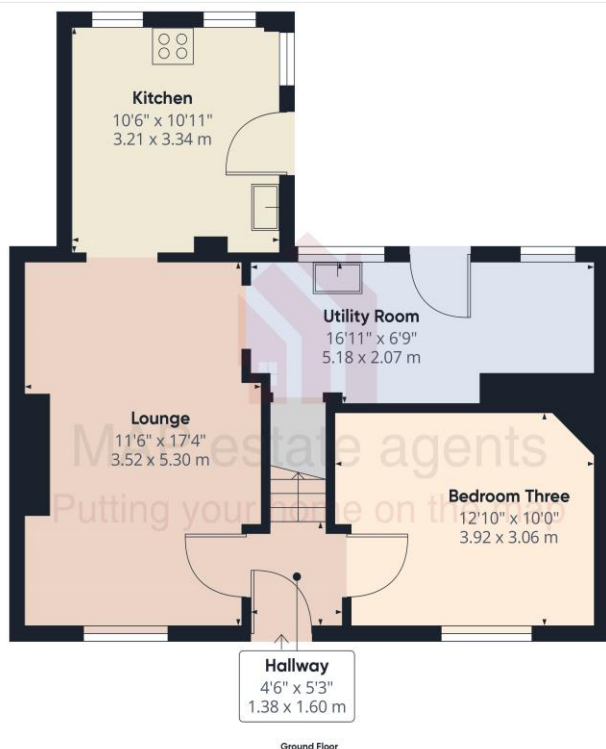
From Penryn Railway Station, proceed down the road, turn right at the junction, then first left into Western Place. Number 45 will be identified on the left-hand side. If using What3words: ledge.reject.presides





MAP's top reasons to view this home

- Mid-terraced house close to Railway Station and town centre
- Four bedrooms (one ground floor)
- 17' Lounge
- 10' Kitchen
- Separate utility with own access (scope to create annexe, subject to necessary consents)
- Three bedrooms and bathroom on the first floor
- Enclosed generous rear garden with patio
- Timber shed (20' x 12' approximately) with windows and double doors
- Gas central heating
- Double glazing



Approximate total area**
579.5 ft²
53.84 m²

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



Approximate total area**
489.51 ft²
45.48 m²

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

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)

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com