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**Green Lane,
Penryn**

**£375,000
Freehold**





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Property Introduction

This semi-detached house is offered for sale chain free and enjoys views over the Penryn River and across the town out towards Falmouth Bay.

The accommodation comprises of a lounge with wood burner, kitchen/diner, a separate utility, ground floor family bathroom, two first floor double bedrooms and an attic room with an en-suite.

The property has been a successful home for students, therefore it could serve well as an investment opportunity or equally lends itself well to being a delightful family home in close proximity to Penryn College and the Tremough University Campus.

Outside is a garage, driveway parking and a lawn to the front with a sheltered courtyard to the rear.

Location

Green Lane is within a popular residential area being conveniently situated for the Penryn Railway Station, the Primary and Secondary Schools of Penryn and also the Tremough University Campus.

Penryn is a bustling harbour side town steeped in history with a good range of individual shops, cafes and Public Houses, there is also a doctors surgery, Post Office and convenience store. A variety of supermarkets are situated on the outskirts of the town. Buses and trains run regularly from Penryn to the harbour side town of Falmouth or Truro city centre.

ACCOMMODATION COMPRISES

Double glazed doorway opening to:-

ENTRANCE PORCH 7' 11" x 5' 7" (2.41m x 1.70m)

Window to the side elevation with ample coat and shoe storage. Open to the:-

HALLWAY

Turning staircase to the first floor with under stairs storage space. Doors off to:-

KITCHEN/DINER 16' 0" x 9' 6" (4.87m x 2.89m)

A dual aspect room with double glazed window to the side and front elevations. A range of wall and floor mounted cupboards with

work top over incorporating a sink and drainer. Space for dishwasher and space for fridge/freezer. Space for dining table and chairs.

LOUNGE 12' 11" x 12' 0" (3.93m x 3.65m)

Double glazed window to side elevation. Inset wood burner on a slate hearth and hardwood flooring.

UTILITY ROOM 7' 1" x 4' 5" (2.16m x 1.35m)

Wall mounted combination boiler, worktop with spaces for washing machine and tumble dryer below.

GROUND FLOOR BATHROOM

A family bathroom with tiled flooring, a corner jacuzzi bath with shower tap attachments and tiled surround, separate walk-in shower cubicle with mains water shower, vanity wash hand basin with cupboard along one wall incorporating a concealed cistern WC and mirror above. Radiator. Obscured double glazed window.

HALF LANDING

Double glazed window leading up to:-

FIRST FLOOR LANDING

Inner hallway with stairs and an under stairs storage cupboard leading up to the attic room. Doors off to:-

BEDROOM TWO 15' 6" x 9' 7" (4.72m x 2.92m)

Double glazed window and radiator.

BEDROOM THREE 12' 11" x 10' 2" (3.93m x 3.10m)

Double glazed window enjoying elevated views. Radiator.

ATTIC ROOM/BEDROOM ONE 15' 7" x 10' 1" (4.75m x 3.07m)

Double glazed window enjoying elevated views across to the Penryn River and over the surrounding countryside and Falmouth town. Radiator. Spotlights. Eaves storage cupboard. Folding door to:-

EN-SUITE SHOWER ROOM

Pedestal wash hand basin, shower cubicle housing electric shower and low level WC. Further storage space.

OUTSIDE

Double gates onto driveway parking leading to the garage. To the front is a lawn enclosed with privacy hedging and to the rear is a sheltered courtyard with a deck, an ideal space for alfresco dining in the sunshine.

SINGLE GARAGE

Up and over door.

SERVICES

Services connected at the property are mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'C'. The seller would consider selling any of the furniture or white goods by separate negotiation. The property has been a successful home for students at a rental income of £1800 pcm.

DIRECTIONS

Leaving Penryn town heading towards Asda along Coming from Asda along Kernick Road, turn left just before blue railway bridge. Follow the road up and over the hill with Polwithen Rad on the left, just after the traffic calming you will see Mile High on the left hand side. If using What3words:-solicitor.fried.pull

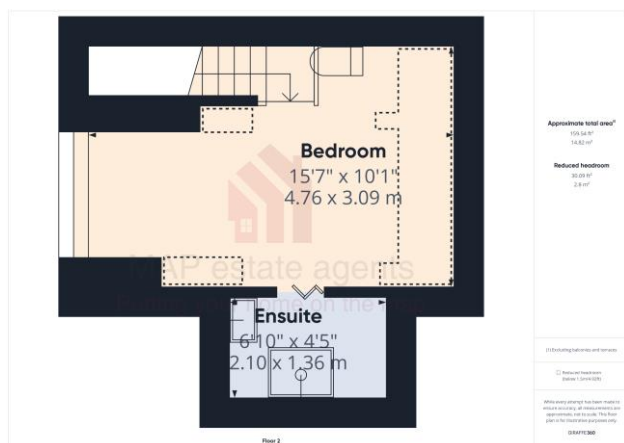
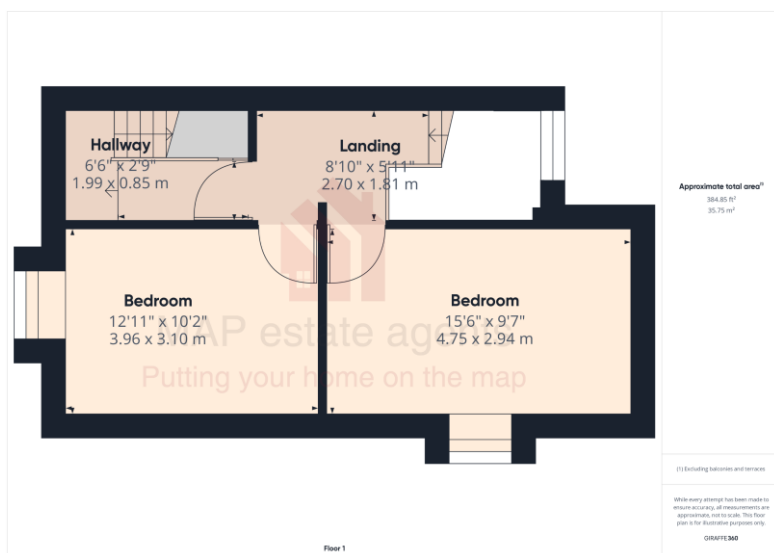
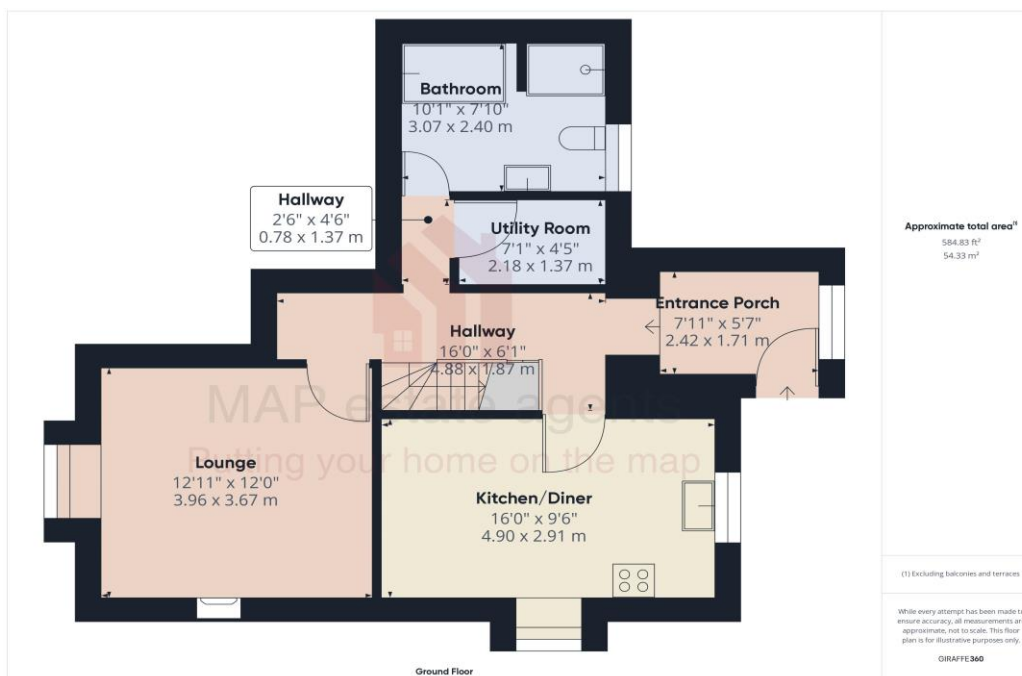


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Offered for sale chain free
- Semi-detached house
- Currently served as student let, however would make ideal family sized home
- Three double bedrooms
- Kitchen/Diner
- Lounge with wood burner
- Ground floor bathroom, principal bedroom/attic room en-suite
- Separate utility room
- Sheltered rear courtyard and front lawn
- Garage and driveway parking



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