



CLIVEPEARCE
Now you're moving

2 Bedrooms

House - Terraced

Asking Price

£275,000

Located in

Penryn



www.clivepearceproperty.com



St. Thomas Street

Penryn | | TR10 8JW



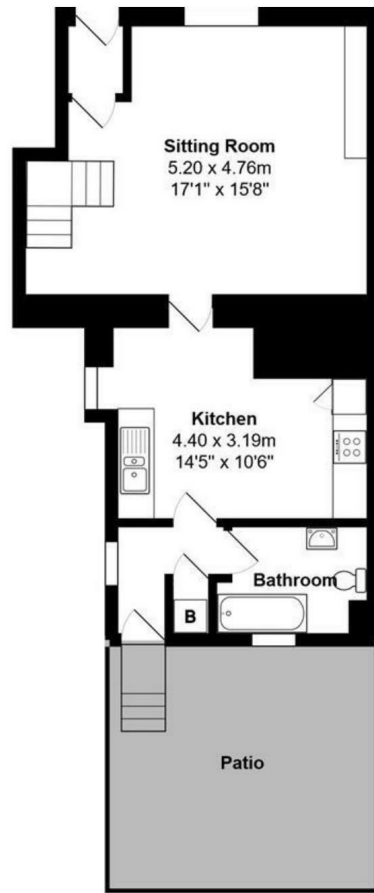
A very well presented two bedroom character cottage with a modernised interior, stylish shaker style kitchen / dining room. sunny enclosed rear garden and the advantage of a converted attic with stairs up to it. Delightful location in historic St Thomas's Street close to the town centre and walkable to the waterfront.

St. Thomas Street

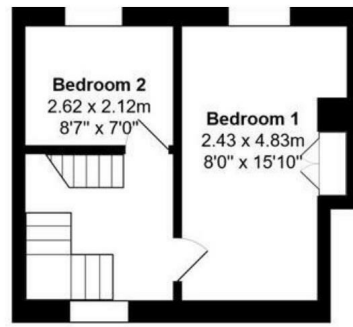
£275,000 Freehold



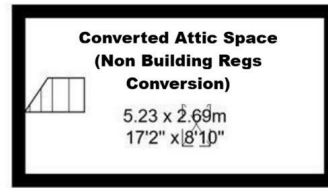
- Two bedroom character cottage
- Excellent presentation
- Sunny enclosed rear garden
- Mains gas central heating
- Ideal first buy, investment or downsize
- Useful converted attic space (non regs)
- Modern kitchen / dining room
- Historic St Thomas Street location
- Modern light and spacious interior



Ground Floor
Approx Area: 49.9 m² ... 537 ft²



First Floor
Approx Area: 24.8 m² ... 266 ft²



Second Floor
Approx Area: 14.1 m² ... 152 ft²



St Thomas Street, Penryn, TR10 8JW

Total Approx Area: 88.7 m² ... 954 ft² (excluding patio)

All measurements are approximate and for display purposes only

Council Tax Band B

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

31 Lemon Street

Truro

Cornwall

TR1 2LS



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