



64 Lower Market Street, Penryn

Guide Price £310,000



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- Excellent Investment Opportunity
- Four Lettable Rooms
- Potential For A £33,600 Gross Yield
- Potential For A 10.8% Yield
- Also An Ideal Three Bedroom Family Home
- Well Presented Throughout
- Excellent Location In The Heart Of Penryn
- Private Garden
- Character Features

Council Tax band- B

EPC- C

Tenure: Freehold

**SERVICES :** Mains water, gas, electricity and drainage

**AGENTS NOTE** - Currently let to three students with the owner occupying the fourth bedroom. This property has been consistently let over the past 10 years offering generous returns. The tenants are in situ until June and have been let at £700 per room including bills. This provides a potential 10.8% yield of £33,600 per annum with the four rooms let.

### THE LOCATION

Lower Market Street lies in the centre of Penryn town with number 64 enjoying shops and facilities right on its doorstep. Penryn is a historic and ancient market town with an active community and good everyday facilities including nursery, primary and secondary schools. The town enjoys good communication with Falmouth via its bus service and train station, which links to Truro city and mainline Paddington. Penryn is enjoying something of a renaissance being the home of the University of Cornwall which is a huge asset to the town, with its excellent reputation and strong facilities. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities just a short bus, cycle or walk away.



THE PROPERTY - Stepping off Lower Market Street and into number 64, you are first greeted by the downstairs hallway with door to garden and a handy cupboard containing space for a washer/dryer and the 'Baxi' gas combination boiler powering the gas fired central heating system. Stairs rise to a half landing home to a well presented shower room, where the character features start with a 12 pane wooden sash window. The stairs continue up to the main landing space with character wooden doors leading to the kitchen/dining space and the first two bedrooms, all of which are complimented by beautifully restored wooden floorboards. The Kitchen/Dining space boasts stylish, modern units with integrated appliances including fridge/freezer, electric oven with gas hob and dishwasher. The room is yet again flooded with light from a wooden 12 pane sash window.

On this floor, there is also what is currently set up as a lettable bedroom, but could also be used as a living room, should it be used as a family home. This room enjoys a character slate hearth below a fire, which could be opened up and put back into use, subject to the necessary constraints, along with newer double glazed wooden sash windows, repeated across all rooms to the front of number 64. The second bedroom on this floor also has plenty of space for a double bed and the same character features.

Up the stairs again, and you will find an oversized landing providing plenty of space for storage and character doors leading to two further bedrooms and the main bathroom. This space also benefits from a positive airflow system, a brilliant asset. The front bedroom on this floor is the standout room with original wooden cupboard doors and an ornate fireplace, all filled with light from the double glazed sash window. The other bedroom is a cosy bedroom with space for a double bed with storage and accompanied by pleasing views over Penryn with river glimpses. This floor is completed by the main bathroom including a bath with plumbed shower.

To the rear of number 64, accessed past the neighbouring property, there is a well proportioned garden comprising palm trees, a grass area and patio and with the end enjoying views towards Penryn river. The area also benefits from a shed and is bordered by a new wooden fence and stone wall.

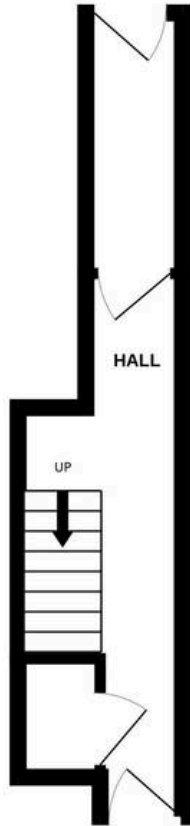




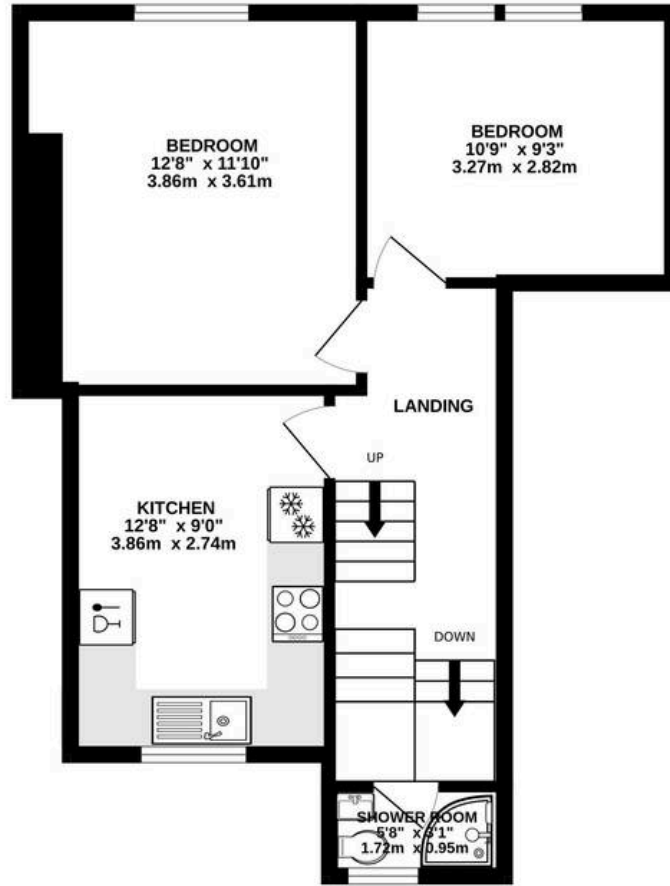




GROUND FLOOR  
122 sq.ft. (11.4 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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