



RAME CROSS, PENRYN

£195,000





FULL DESCRIPTION A recently updated 2 bedroom stone cottage in a very central location.

This property consists of a large living room, a kitchen/diner with brand new flooring and space for a washing machine, tumble drier and a fridge and has 2 under stair storage cupboards, 2 bedrooms & a bathroom. This property makes a great first home or investment and is offered with NO CHAIN.

Located in Rame Cross, this property is very central. The property is 10 minutes from Penryn town, and 10 minutes from Helston, meaning there are fantastic public transport links such as train stations and bus stops.

There has been new carpets fitted and new flooring in the kitchen. There is a private courtyard garden with flower beds, stone walling and oil tank for central heating.



OTHER INFORMATION Tenure - Freehold
Water and central heating - Oil
Council Tax - B
EPC - E
Mains electric
Metered water
Private drainage
Lounge has telecoms point - Wi-Fi was connected by the last occupier.



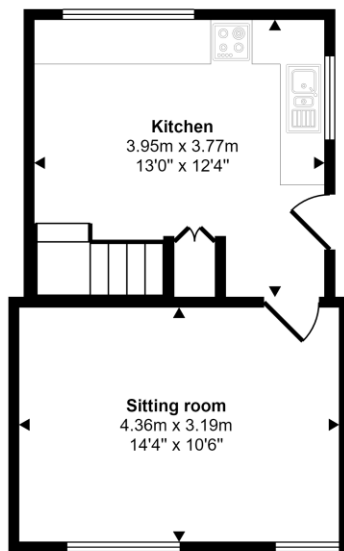
OTHER INFORMATION Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.



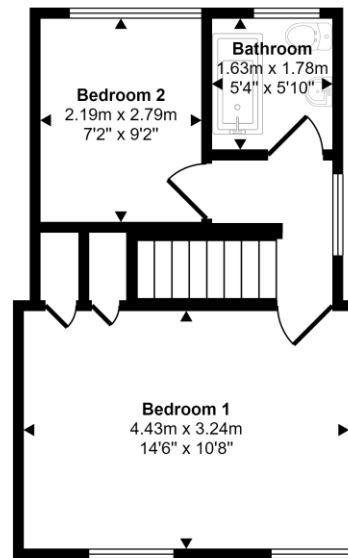


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
60 sq m / 641 sq ft



Ground Floor
Approx 29 sq m / 316 sq ft



First Floor
Approx 30 sq m / 325 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.