



BOHILL, PENRYN

£235,000





FULL DESCRIPTION

Attention investors or first time buyers!

This is a well presented two bedroom cottage located on a quiet street in Penryn town.

This property consists of a lower ground living room, a large kitchen/diner with timber boarded flooring, 2 bedrooms & a bathroom along with private allocated parking space.

Located in the heart of Penryn, there are plenty of amenities on your doorstep such as the university & college, shops and eateries. There are also excellent transport links very close by including a bus stops and a train station.

OTHER INFORMATION

Tenure - freehold

Council Tax band - B

EPC - E

Heating - electric



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.

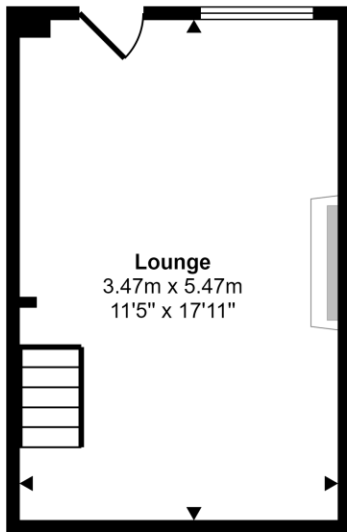




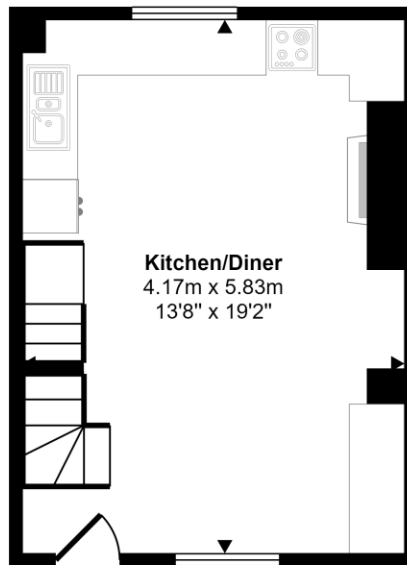
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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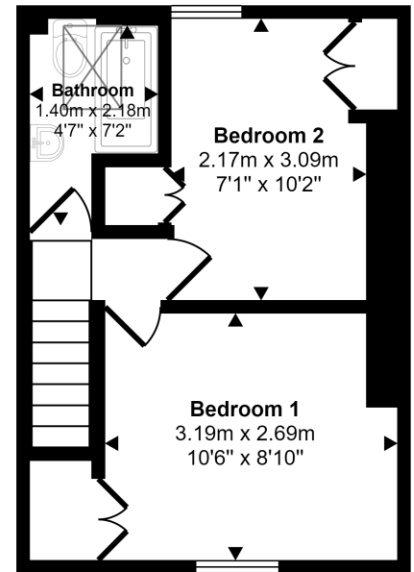
Approx Gross Internal Area
67 sq m / 723 sq ft



Lower Ground Floor
Approx 19 sq m / 205 sq ft



Ground Floor
Approx 24 sq m / 261 sq ft



First Floor
Approx 24 sq m / 257 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.