



## 31 Glen View, Penryn, TR10 8HR

### £220,000



A fantastic INVESTMENT property producing 7.32% gross, 5.86% net.

A modern and updated house, close to the university campus and town centre. The property has a large kitchen / diner with patio doors onto the low maintenance garden. There are three large bedrooms, one of which is on the ground floor, and a modern bathroom with 'L' shaped shower bath. The house is currently let to students until 30th June 2021 and it has been comprehensively updated in recent years.





### Inner Hallway

With coat hanging / shoe storage area.

### Kitchen / diner

A large room combining two areas:

#### Kitchen area

22'2" x 9'9" (6.78m x 2.98m)

Worcester combi boiler, double oven, 6 ring gas hob, space for washing machine and large fridge / freezer. Patio doors into the garden.

#### Dining area

9'5" x 4'6" (2.88m x 1.39m)

Containing an under stairs store cupboard.

#### Bedroom 1

13'8" x 9'3" (4.19m x 2.84m)

Large double, built in storage, window to front, feature radiator.

## FIRST FLOOR

### Landing

Containing a:

### Study area

5'6" x 5'0" (1.69m x 1.54m)

#### Bedroom 2

13'9" x 10'9" (4.21m x 3.30m)

Double bed with built in storage.

#### Bedroom 3

10'9" x 8'10" (3.29m x 2.70m)

Double bedroom with built in storage. Window to the front of the property.

### Bathroom

WC, sink, 'L' shaped shower bath, heated radiator / towel rail.

## EXTERIOR

### Front garden

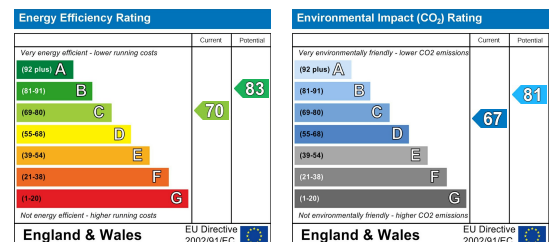
Enclosed with shrubs, planting and a path to the front door.

### Rear garden

Decked with shrubs and a gate to the side.

### Parking

Private parking to the side of the property with a vehicle inspection area.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.