



## East Leigh , Penryn, TR10 9HA

**£350,000**

A large 5 double bedroom student INVESTMENT property located in Mabe, just moments from the Tremough University Campus. The property includes 5 double bedrooms, lounge, contemporary kitchen, bedroom with ensuite shower room and a further shower room. There is a large off road parking area, gas central heating and double glazing.

The property is producing a yield net of utilities of approximately 5.93% pa and is let until the end of June 2021, providing an immediate income for investors.

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£350,000



- 5 bed detached house
- Large parking area
- Open plan kitchen / diner / lounge
- Ensuite main bedroom
- Shower room
- UPVC double glazing / gas central heating

## Entrance Hall

## Kitchen / diner / lounge

20'1" x 11'1" (6.13 x 3.38)

## Rear porch

4'4" x 2'9" (1.34 x 0.86)

## Bedroom 1

8'7" x 10'10" (2.62m x 3.30m)

## Bedroom 2

11'5" x 10'10" (3.48m x 3.30m)

## FIRST FLOOR

## Bedroom 3

11'0" x 10'5" (3.37 x 3.20)

## Bedroom 4

13'3" x 8'8" (4.06 x 2.65)

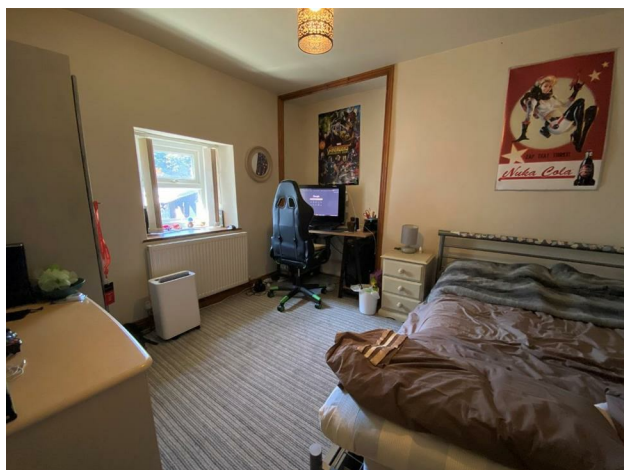
## Bedroom 5

11'7" x 9'11" (3.54 x 3.03)

## Ensuite shower room

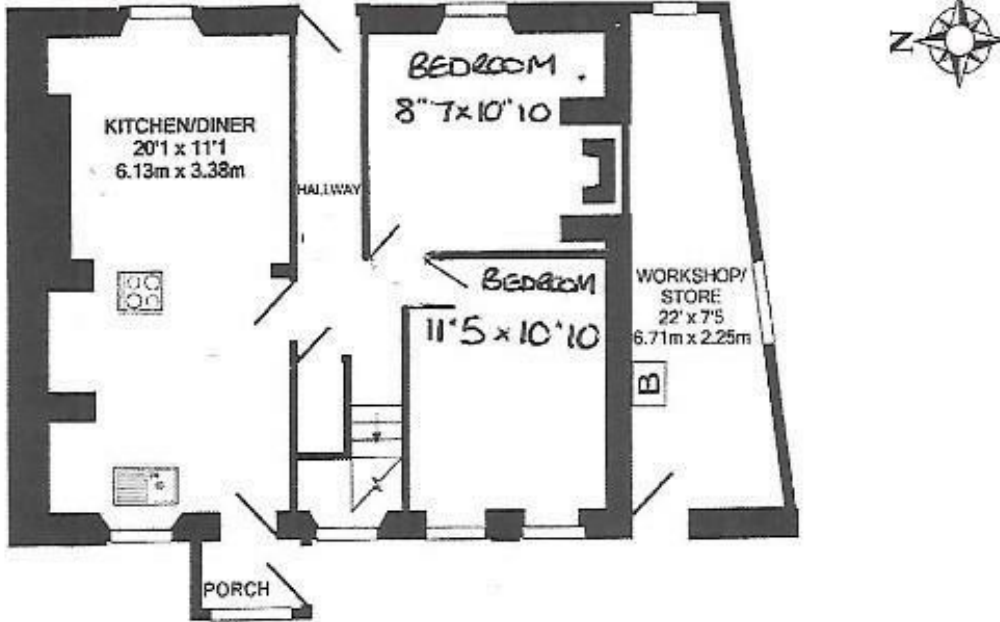
## Shower room

## Exterior

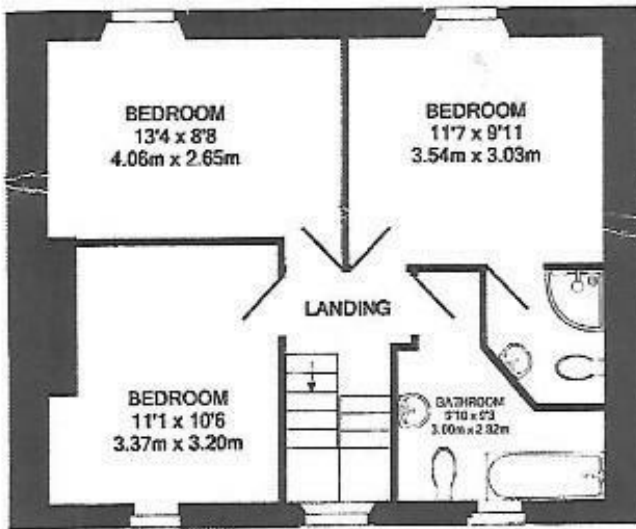


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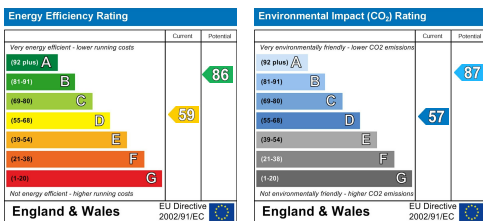
GROUND FLOOR  
APPROX. FLOOR  
AREA 645 SQ. FT.  
(59.9 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 495 SQ. FT.  
(46.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1140 SQ. FT. (105.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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