



20 Mutton Row, Penryn

Guide Price £277,500



Heather & Lay
The local property experts

20 Mutton Row

Penryn

THE PROPERTY

Delightful character cottage with separate living room and dining room leading through to the kitchen, bathroom and WC with stairs leading up to the first floor and the two bedrooms, outside is a lovely westerly facing garden. No onward chain.

THE LOCATION

This property is situated a short walking distance from Penryn town centre. Mutton Row is part of a walk way stepping up from West Street leading onto Helston Road above. Many of these properties have been beautifully looked after and in the case of 20 Mutton Row the property is one of the prettiest in the row.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Mains electricity, water & drainage

- Character cottage
- 2 double bedrooms
- Separate living room and dining room
- Pretty private garden
- No passing traffic
- No onward chain





**THE ACCOMMODATION IN DETAIL
(ALL MEASUREMENTS ARE APPROXIMATE)**

Entering the property through the front door into an spacious hallway area. Partition wall which then opens into the living room.

LIVING ROOM 11' 5" x 9' 2" (3.48m x 2.79m)

The room is lovely and cosy with many character features such as original wooden beams, working wood burner which sits on a slate hearth under a granite lintel. Sash window to the front.

DINING ROOM 13' 2" x 7' 3" (4.01m x 2.21m)

The dining area also has beams and a working wood burner for warm evening dinners with friends and family. Stairs to the first floor. Under stair cupboard. Through to ...

KITCHEN 8' 9" x 7' 4" (2.67m x 2.24m)

A range of base and eye level units with roll top work surface with 1 1/2 bowl sink. Built-in electric oven and hob with extractor hood over. Space for washing machine and fridge. Tiled splash back and underfloor heating. Glazed rear door to the garden and door to ...

BATHROOM

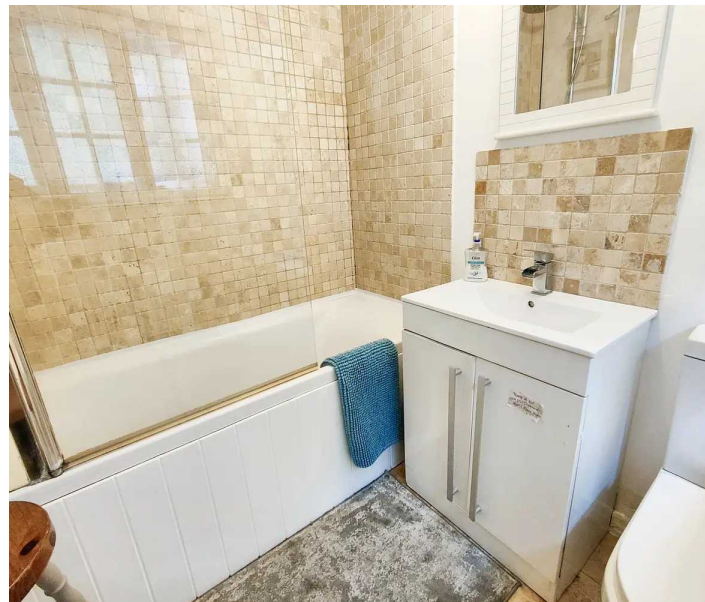
A modern white suite comprising WC, pedestal wash hand basin and panelled bath with glass screen and plumbed in shower tiled floor with underfloor heating. Obscured window to the rear. Large airing cupboard housing the hot water tank, pine shelving.

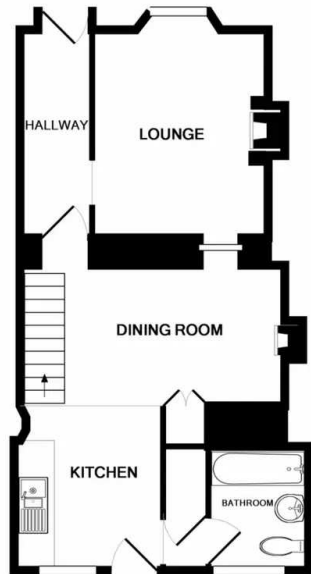
BEDROOM ONE 12' 8" x 10' 9" (3.86m x 3.28m)

A large bright room with two sash windows to the front. Built in wardrobe. Loft hatch.

BEDROOM TWO 10' 3" x 8' 8" (3.12m x 2.64m)

Built-in wardrobes/cupboards. Dormer window overlooking the rear garden.



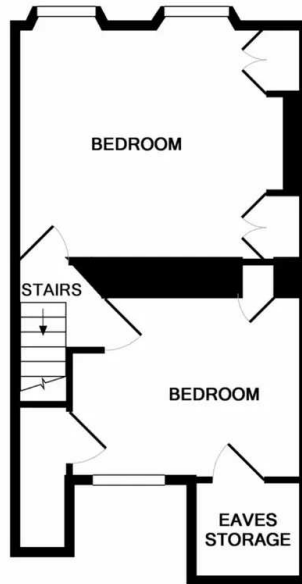


GROUND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)



20 MUTTON ROW, PENRYN, CORNWALL TR10 8EZ.
TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.9 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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1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.7 SQ.M.)



20 MUTTON ROW, PENRYN, CORNWALL TR10 8EZ.
TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.9 SQ.M.)

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REAR GARDEN

A totally secure, private and peaceful place to enjoy the sun. Central grassed area boarded by shrubs and flower planting. Small wooden shed and log store.



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These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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