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**Lower Treluswell,
Penryn**

**£265,000
Freehold**





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Property Introduction

A well presented end of terrace two bedroom character cottage which is currently tenanted.

The tenant would happy to remain, should a buyer be looking for a ready made tenant.

Whilst retaining character features, there is a lounge with an open fireplace, beamed ceilings leading into the kitchen/diner with engineered oak flooring and an inset wood burner. The bathroom is on the ground floor and the cottage has two double bedrooms upstairs.

There is an enclosed garden and raised deck enjoying a southerly aspect to the rear and one car can comfortably park in front of the property on the road, with easy access to the cottage.

Offered for sale with no onward chain.

Location

The cottage is located on the outskirts of Penryn with easy access to the A39, ideally placed for anyone needing to commute to work to Truro, Falmouth or Redruth. The cottage is just one of three within the small hamlet of Lower Treluswell.

The creekside village of Mylor is also within easy reach with the picturesque Pandora Inn and beautiful walks. Penryn town centre is just half a mile away with a range of shops, cafes, takeaways, galleries and essentials such as grocery store, GP surgery and Post Office.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

LOUNGE 15' 9" x 11' 11" (4.80m x 3.63m) maximum measurements

Double glazed sash window . Electric panel heater. Feature fireplace with an open fire, a slate hearth, ornamental tiles and mantel over. Understairs storage and stairs leading up to the first floor. Glazed door opening to:-

KITCHEN/DINER 15' 1" x 11' 11" (4.59m x 3.63m) L-shaped, overall maximum measurements

Double glazed sash window to rear elevation and 'Velux' window. Range of floor mounted 'Shaker' style kitchen units with worktop over and tiled surround incorporating a sink and drainer. Integrated oven and hob. Space for dishwasher, space for fridge/freezer and space for washing machine. Larder cupboard. Display shelving. Exposed feature granite wall with slate hearth and space for inset log burner with pipes to heat bathroom radiator and landing radiator. Space for dining space and chairs. Oak flooring. Leading to rear hallway with coat storage. Door opening off to outside and door to:-

GROUND FLOOR BATHROOM

Bath with mains water shower over and side screen, low level WC and corner wall hung sink. Heated towel rail. Tiled walls and tiled floor. Spot lighting. Extractor fan. Obscured double glazed sash window.

FIRST FLOOR LANDING

Old school style radiator. Access to loft. Doors off to:-

BEDROOM ONE 12' 10" x 11' 10" (3.91m x 3.60m)

A lovely room with double glazed sash window with wooden sill. Night storage heater. Wood flooring.

BEDROOM TWO 11' 8" x 8' 0" (3.55m x 2.44m)

Double glazed sash window with wooden sill. Fitted wardrobes and overhead cupboards. Cupboard housing the immersion tank.

OUTSIDE FRONT

Immediately to the front of the property there is unrestricted on-road parking.

OUTSIDE REAR

The garden is enclosed with a lawn and raised deck. Storage shed and outside tap.

AGENT'S NOTES

The Council Tax band for the property is band 'B'.

The property has the right of access behind the neighbouring properties for deliveries to the garden if needed. Please note in 2023 the road outside was flooded (not the cottage) and as a precaution there is a flood gate for 1 Treluswell Cottages, however since this time the council have added in larger capacity pipework to the neighbouring garden to drain away any surface water and any silt build up. We understand this is being monitored by the council.

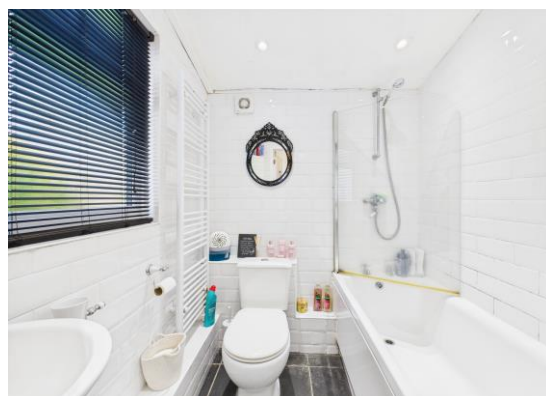
Our lettings department advises that the rental income for the property is £925 pcm.

SERVICES

Mains water, mains drainage and mains electric.

DIRECTIONS

On the A39 proceeding from Truro heading towards Penryn at the Treluswell roundabout take the first exit towards Penryn on the B3292. Proceed past the turning to Mylor, then take next road on the left hand side after the Old Brewery Yard and the cottage is the first on your right hand side.. If using What3words:- passing.glossed.tamed

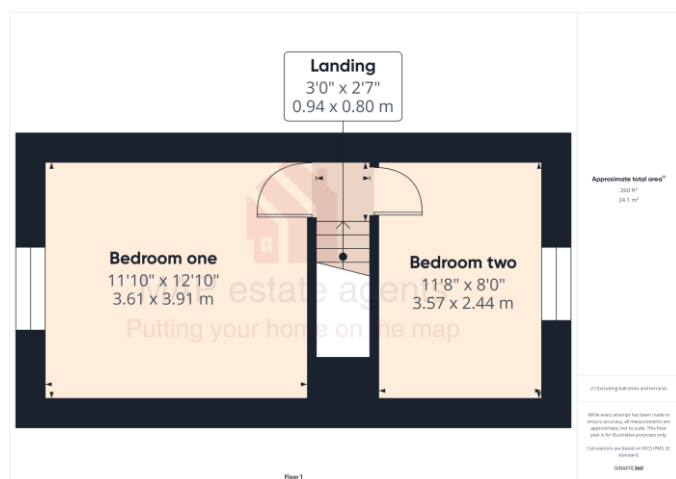


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Pretty character cottage
- Beamed ceilings and wooden floorboards
- Lounge with real fire
- Kitchen/diner with wood burner
- Two double bedrooms
- Ground floor bathroom
- Double glazed sash windows
- Sunny rear garden
- Offered for sale chain free
- Semi-rural location



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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