



## 4 Rame Cross, Penryn, TR10 9EA

Guide Price £200,000

\* RENOVATION OPPORTUNITY - FOR CASH BUYERS ONLY \* A double fronted, end of terrace property, offering much character and providing sizable 4 bedroom accommodation, together with a double garage, driveway parking and deep front gardens. To be sold with the added benefit of no onward chain and immediate vacant possession.

### Key Features

- End of terrace, double fronted property
- Requiring renovation and modernisation
- Double garage and driveway parking
- Opportunity to add value and alter
- Over 1,500 sq ft of accommodation
- 4 bedrooms
- Deep front garden
- EPC rating F







## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

From the driveway, a garden pathway to the side of the double garage along the front, leads to a traditional timber front entrance door opening into the:-

### ENTRANCE PORCH

uPVC double glazed windows to side elevations, pitched roof with exposed beams and hanging light, tiled flooring with granite threshold. Multi-pane door opening into the:-

### RECEPTION/HALLWAY

Staircase rising to first floor level with open storage under. Panelled doors leading to sitting room and living room. Exposed ceiling beams, exposed shallow recess with light and display sill. Telephone point, radiator.

### DINING ROOM

17'11" x 13'2" (5.48m x 4.03m)

A traditional room with features including exposed ceiling beams, inglenook fireplace with wood burning stove, and four pane double glazed sash window with deep sill. Ceiling light, strip light. Painted stone walls to three sides. Radiator.

### LIVING ROOM

15'3" x 9'11" (4.66m x 3.04m)

A light and bright double aspect living room with four pane double glazed sash windows to front elevation, recessed with deep sill, radiator. Exposed ceiling beams and stone walls, one painted stone wall. Panelled door with obscure glazing to walk-in storage cupboard with shelving, light and serving hatch leading into sitting room. Painted timber door leading into the:-

### KITCHEN/DINER

16'6" x 6'10" (5.05m x 2.09m)

Forming part of an extension to the property, a galley-style double aspect kitchen/diner, with an array of casement windows to the rear and side elevations, together with uPVC side entrance door with stable-style window feature. Dining area leading into the kitchen with feature ceiling beams. Kitchen area comprising a variety of fitted units, some with tiled worksurface and others with oak worksurface. Belfast sink with mixer tap. Space for electric oven with hob and extractor fan, further space for under-counter fridge/freezer. Continuation of ceiling beams. Strip lights, part exposed stone walling, telephone point. Multi-pane glazed door leading into the:-

### VESTIBULE

Connecting the kitchen to an attached 'sun room' and a workshop beyond. Further door leading into the:-

### SHOWER ROOM

Low flush WC, wall mounted wash hand basin with mixer tap, shower cubicle with clear sliding door and mains-powered shower. Ceiling beams, inset downlight, tiled walls, uPVC double glazed window.

### SUN ROOM

14'0" x 9'3" (4.29m x 2.83m)

A most intriguing addition to the property with Perspex corrugated ceiling, broad glazing to front elevation and secondary entrance with door leading to an ancillary porch

situated to the front elevation. Radiator, power and light. Multi-pane obscure glazed door leading into the:-

### UTILITY ROOM

8'7" x 7'9" (2.64m x 2.37m)

Exposed stud walls and ceiling beams. Fitted units, roll-top worksurface with inset stainless steel sink with drainer. Oil fired boiler set under counter. uPVC double glazed window to front elevation, hanging light.

### FIRST FLOOR

Stairs rise to the:-

### SPLIT-LEVEL LANDING

### FRONT LANDING

Part-galleried to stairwell. Radiator, loft hatch, hanging light. Doors to bedrooms, opening to the rear landing.

### BEDROOM ONE

14'6" x 9'11" (4.42m x 3.04m)

A sizable double bedroom with built-in cupboard space surrounding a deep recess, suitable for wardrobes, drawers etc. Recessed four pane double glazed windows to front elevation with deep sill, providing an open outlook over the garden and fields beyond. Radiator.

### BEDROOM TWO

15'0" x 12'0" (4.58m x 3.68m)

A nicely proportioned double bedroom with recessed four pane double glazed window to front elevation, providing an elevated outlook over the garden and fields beyond. Built-in cupboards and wardrobe with shelving and hanging space. Radiator.

### BEDROOM THREE

9'7" x 7'3" (2.94m x 2.23m)

Two recessed windows, one uPVC casement with deep sill and the other a single four pane window, once again, with deep sill. Radiator, hanging light.

### REAR LANDING

Two small steps lead down to doors giving access to the main bathroom and bedroom four.

### MAIN BATHROOM

Low flush WC, wall mounted wash hand basin with mixer tap, bath with handgrips and mixer tap. Louvre doors to corner cupboard with slatted shelving. Feature ceiling beams, pine clad walls and tiling to wet areas. Radiator. uPVC double glazed window to rear elevation.

### BEDROOM FOUR

11'0" x 6'11" (3.36m x 2.11m)

A deep double bedroom with angled roof showcasing feature beams. Recess offering space for built-in wardrobe or drawers etc. uPVC double glazed window to rear elevation providing much natural light and views of rolling fields in the distance.

### THE EXTERIOR

#### FRONT GARDEN

From the entrance porch, a terrace/patio provides a superb south-easterly facing area to enjoy the sunshine, bordered by

mature hedging to two sides with a deep section of lawn. A garden gate gives access to the far side, by means of a garden path, onto a pedestrian walkway. Opposite the mature boundary and between the driveway, another section of garden exists, previously used as a vegetable patch, housing the oil tank and partially enclosed by timber fencing.

### **DRIVEWAY AND DOUBLE GARAGE**

From the main road, a deep driveway provides space enough for four vehicles, leading to a double garage, constructed of sectional concrete, now requiring maintenance and would likely need rebuilding to ensure it is structurally sound.

### **REAR COURTYARD**

A small courtyard, enclosed to two sides with block walling, concrete hardstanding and views provided over the adjacent fields.

### **GENERAL INFORMATION**

#### **SERVICES**

Mains electricity and water are connected to the property. Oil fired central heating. Private drainage (shared with Numbers 3, 4 and 5 within the terrace).

#### **COUNCIL TAX**

Band B - Cornwall Council.

#### **TENURE**

Freehold.

#### **VIEWING**

Strictly by appointment only with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

#### **AGENTS NOTE**

Prospective purchasers should be made aware that the rear elevation to the property comprises of at least 40% single concrete block which may cause difficulty when looking to mortgage the property. We advise you liaise with a broker or lender as to their criteria in order further clarity can be gained prior to a viewing.

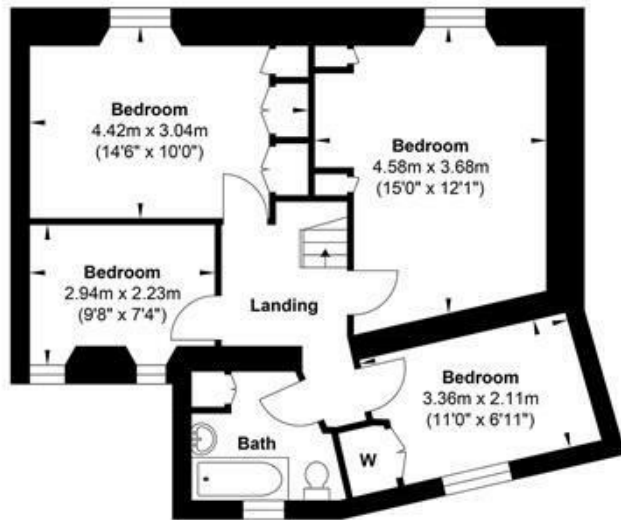
Outline planning permission has recently been granted to the field at the rear of the property abutting the North Western boundary, for the erection of three detached dwellings. Further information can be found via a search on the Cornwall Planning Portal using planning reference PA24/00701



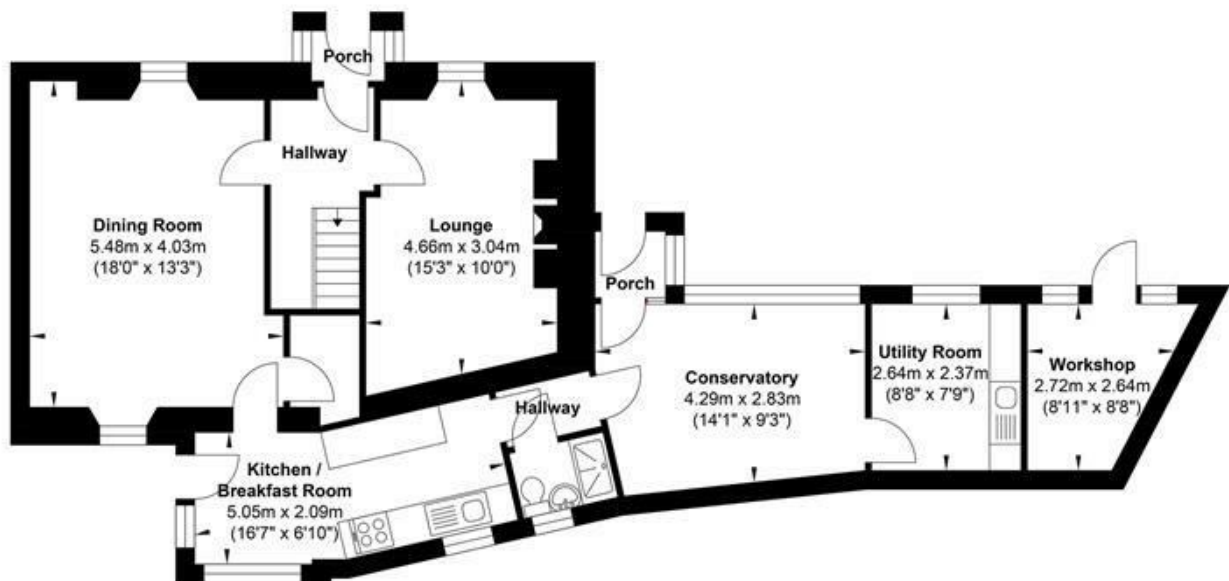




# Floor Plan



**First Floor**



**Ground Floor**

**Gross Internal Floor Area : 144.50 m2 ... 1556.0 ft2**

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.