



## 10 Mutton Row, Penryn, TR10 8EZ

Guide Price £265,000

An attractive 2 bedroom, end of terrace period cottage, situated in a quiet position within popular 'Mutton Row', close to the centre of Penryn and it's many amenities. This character home requires some updating and modernisation, with the ground floor comprising: kitchen, dining room and living room with wood burning stove. To the first floor, there are 2 double bedrooms and a family bathroom. Externally, the cottage offers a good sized garden with far-reaching views over the town. An ideal home or investment property, to be sold with no onward chain.

### Key Features

- 2 bedroom period cottage
- Tucked away central location
- Far-reaching views over Penryn
- No onward chain
- 2 reception rooms
- Requires some updating
- Gas fired central Heating
- EPC rating E





## THE ACCOMMODATION COMPRISES

Three granite steps lead down to a small courtyard, with a glazed stable door opening into the:-

### KITCHEN

A range of eye and waist level units with worksurface incorporating an inset one and a half bowl sink/drain unit. Built-in four ring gas hob with electric oven and extractor fan. Space and plumbing for washing machine, space for fridge/freezer. Part-tiled walls, tiled flooring, central ceiling light. Wood double glazed window to the side aspect, open through to the:-

### LIVING ROOM

14'8" x 11'3" (4.47m x 3.43m)

Wood sash window overlooking the side courtyard. Two built-in cupboards, further built-in shelving. Telephone/broadband point. Exposed stone to one wall. Radiator, central ceiling light, obscure glazed circular window and glazed timber door to the:-

### INNER LOBBY

Stairs to first floor. Exposed stone to one wall. Door to the:-

### DINING ROOM

14'8" x 10'4" (4.47m x 3.15m)

Stone and brick feature fireplace housing cast iron multi fuel stove with slate hearth and built-in cupboards and shelving to either side. Wood sash window to the rear aspect overlooking the garden and over towards Penryn. Glazed timber door to the garden. Majority timber flooring with partial ceramic tiling. Cupboard housing consumer unit and electric meter. Radiator, two central ceiling lights, exposed stone to one wall.

## FIRST FLOOR

### LANDING

Loft hatch, central ceiling light. Ornamental cast iron fireplace with wooden mantel surround. Doors to bedrooms and bathroom.

### BEDROOM ONE

13'11" x 10'8" (4.24m x 3.25m)

A spacious double bedroom with wood sash window to the rear aspect, overlooking the garden with far reaching views over Penryn, to the fields in the distance. Ornamental cast iron fireplace with wood mantel surround, cupboard housing Valliant gas central heating boiler. Radiator, central ceiling light, stripped wood floor.

### BEDROOM TWO

10'6" x 7'3" (3.20m x 2.21m)

A small double bedroom with wood sash window to the rear aspect. Painted wood floor. Radiator, central ceiling light.

### BATHROOM

A three piece irregular shaped bathroom comprising low flush WC, pedestal wash hand basin with tiled surround, small sit-in panelled bath with tiled surround and shower attachment. Extractor fan, radiator, small glazed wood sash window to the rear aspect. Storage recess, central ceiling light.

## THE EXTERIOR

### GARDEN

The enclosed rear garden enjoys the same open and

far-reaching views over Penryn. There is a raised area of garden with granite steps leading down to the main area of lawn, with a Japanese Pagoda tree and path leading to a timber garden shed. Side gate providing pedestrian access.

## GENERAL INFORMATION

### SERVICES

Mains gas, water, drainage, and electricity are connected to the property. Gas fired central heating. Telephone points (subject to supplier's regulations).

### COUNCIL TAX

Band B - Cornwall Council.

### TENURE

Freehold.

### VIEWING

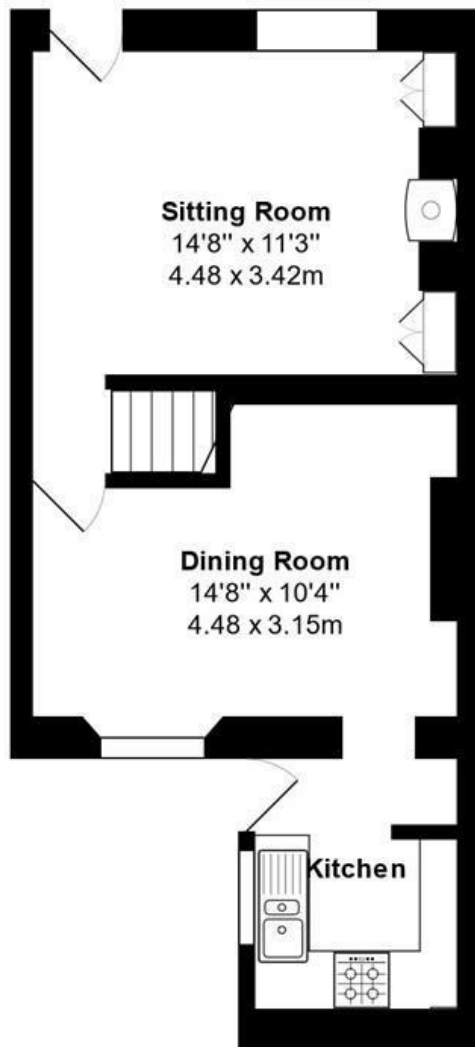
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



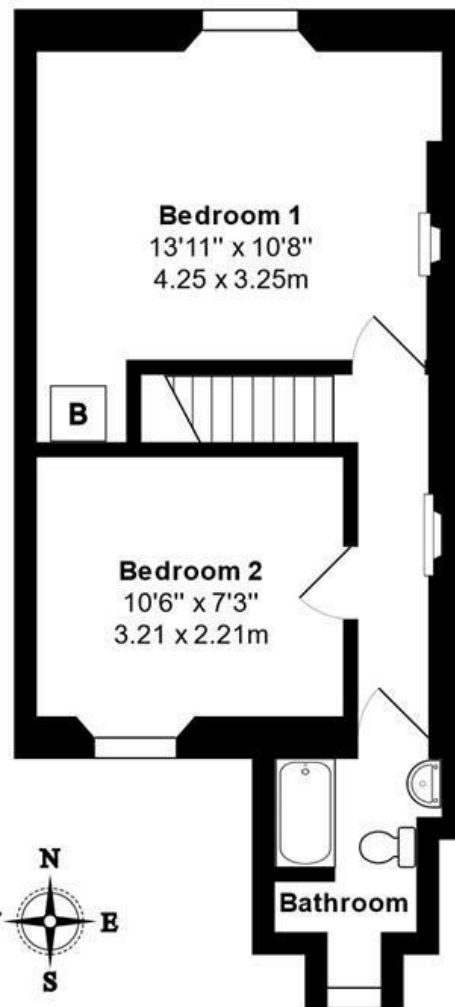




# Floor Plan



**Ground Floor**  
Approx Area: 35.6 m<sup>2</sup> ... 383 ft<sup>2</sup>



**First Floor**  
Approx Area: 31.6 m<sup>2</sup> ... 340 ft<sup>2</sup>

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Total Approx Area: 67.2 m<sup>2</sup> ... 723 ft<sup>2</sup>

All measurements are approximate and for display purposes only