



21 West Street, Penryn, TR10 8ES

Guide Price £245,000

Located within West Street in the heart of Penryn, is this charming 2 bedroom grade II listed cottage, currently operating as a successful holiday let. This characterful home is presented to a high standard throughout, comprising on the ground floor: 16' dual aspect living/dining room with wood burning stove, and modern kitchen with access to the garden. On the first floor are 2 bedrooms and a family shower room. To the rear, steps lead up to a raised decked garden which enjoys a sunny south-facing position. A delightful period home or a great opportunity for those looking to generate an income from letting. No onward chain.

Key Features

- Grade II listed 2 bedroom cottage
- Dual aspect living/dining room with wood burning stove
- Town centre location
- No onward chain
- Beautifully presented
- Successful holiday let
- Elevated and decked south-facing garden
- EPC rating D



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

Front door leading to the:-

ENTRANCE PORCH

Internal glazed window to side aspect. Multi-pane glazed door to the:-

LIVING/DINING ROOM

11'3" x 16'10" (3.44m x 5.15m)

A dual aspect room with glazed sash windows to both front and rear aspects, the rear bay window with window seat. White wash exposed stone wall with fireplace housing cast iron wood burning stove, set on a slate hearth, with wooden mantel above. Beamed ceiling, wood-effect flooring, two radiators. Stairs to first floor with under stair storage cupboard. Multi-pane glazed door to the:-

KITCHEN

With a range of waist level units with granite-effect worktop over. Inset sink with mixer tap, built-in electric oven with four ring electric hob. Space and plumbing for 'compact' washing machine, space for fridge/freezer. Part-tiled walls, wood-effect flooring, central ceiling light. Multi-pane glazed back door giving access to steps leading up to the decked garden.

FIRST FLOOR

LANDING

Doors to bedrooms and shower room. Loft hatch. Wall-mounted central heating thermostat.

BEDROOM ONE

11'3" x 9'2" (3.43m x 2.80m)

Bay window with glazed sash window to front aspect. Central ceiling light, radiator, telephone point.

BEDROOM TWO

3'10" x 7'3" (1.17m x 2.21m)

Glazed sash window to rear aspect. Exposed stone wall, central ceiling light, radiator.

SHOWER ROOM

A modern suite with dual flush WC, pedestal wash hand basin with mixer tap and tiled surround, and walk-in shower cubicle, fully tiled and fitted with a boiler fed shower. Heated towel rail/radiator, glazed sash window to rear aspect, mosaic-style laminate flooring, central ceiling light. Boiler cupboard housing Ideal combination boiler.

THE EXTERIOR

DECKED TERRACE

From the back door, steps lead up to a raised, decked garden with seating area and under deck garden storage area. A gate provides pedestrian rear access over the neighbouring garden to the lane behind.

GENERAL INFORMATION

SERVICES

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

TENURE

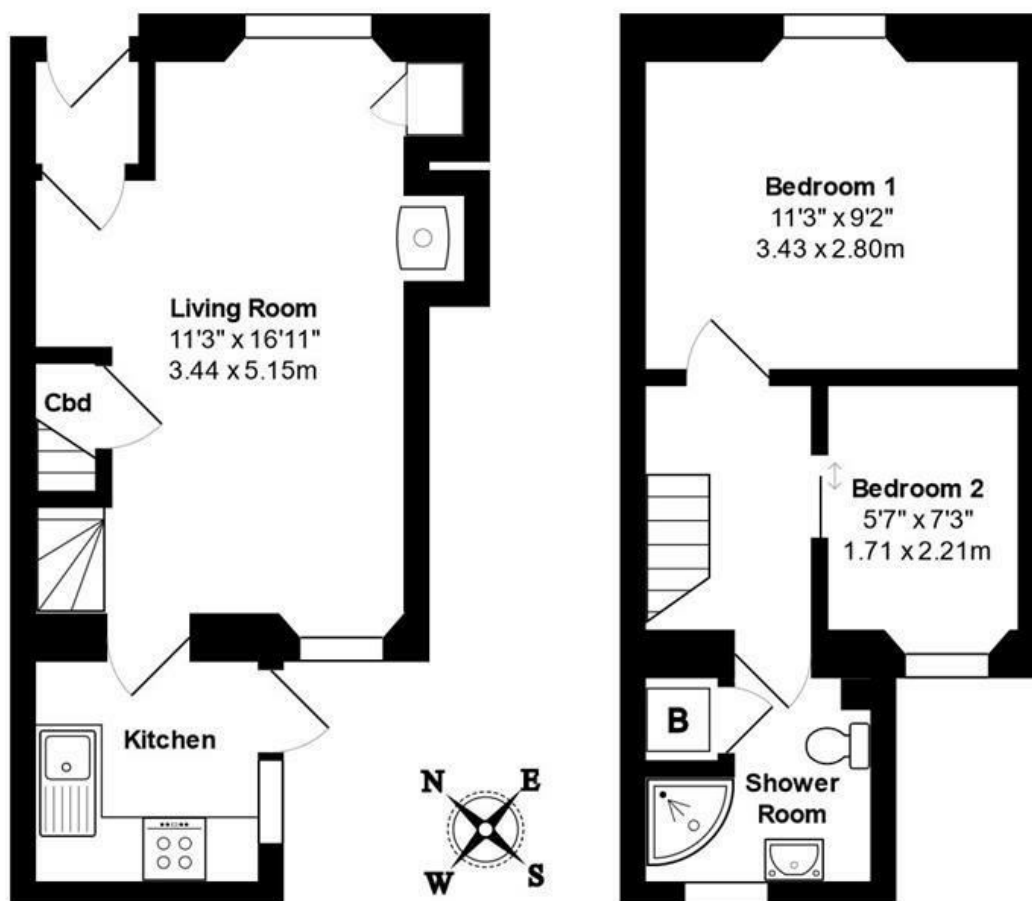
Freehold.

VIEWING

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



Floor Plan



Ground Floor
Approx Area: 22.0 m² ... 237 ft²

First Floor
Approx Area: 22.0 m² ... 237 ft²

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Total Approx Area: 44.0 m² ... 474 ft²

All measurements are approximate and for display purposes only