



Laskowski
&Co



53 The Terrace, Penryn, TR10 8EH

Guide Price £365,000

A period, Grade II Listed, 5 double bedroom townhouse, located in the very centre of Penryn, boasting vast accommodation and benefiting from a particularly large rear garden. An ideal family home or investment opportunity.

Key Features

- 5 bedrooms
- Vast accommodation
- Town centre location
- Grade II Listed terraced property
- Large garden
- EPC Rating D



THE ACCOMMODATION COMPRISES

Step rising to a wooden front entrance door opening into the:-

ENTRANCE HALL

Doors to bedroom one and living area. Vinyl flooring, radiator, SmartCell fire alarm system, cupboard housing electric meter. Stairs rising to first floor level.

BEDROOM ONE

A large double bedroom with sash window, integral cupboard, and shelving. Radiator, carpeted flooring.

LIVING ROOM

An L-shaped room with ample space for furniture. Vinyl flooring, radiator, sash window, door leading to the garden.

KITCHEN

A modern fitted kitchen with eye and waist level high gloss units, both above and below a wood-effect laminate worksurface. Integrated Lamona oven with four ring induction hob and extractor fan, space for washing machine and fridge/freezer, storage cupboard/larder. Vinyl flooring, tiling to walls, window to rear elevation.

FIRST FLOOR

LANDING

Window to side elevation, doors to bedrooms two, three, four, and the family bathroom. Cupboard housing baxi gas combi boiler. Stairs rising to the second floor.

BEDROOM TWO

A double bedroom with uPVC double glazed window. Carpeted flooring, radiator.

EN-SUITE

A three piece suite comprising low flush WC, pedestal wash hand basin with tiled splashback, and shower cubicle. Extractor fan, vinyl flooring.

BEDROOM THREE

A double bedroom with uPVC double glazed window. Carpeted flooring, radiator.

BEDROOM FOUR

Another double bedroom with feature fireplace, sash window, carpeted flooring, and radiator.

FAMILY BATHROOM

A three piece suite comprising low flush WC, pedestal wash hand basin and bath with electric shower and glazed screen. Radiator, sash window, extractor fan, vinyl flooring.

SECOND FLOOR

LANDING

Sash window, door to:-

BEDROOM FIVE

An L-shaped double aspect room. Cupboard space, two windows, carpeted flooring, two radiators.

THE EXTERIOR

REAR GARDEN

A generously sized level garden, mostly lawned, stocked with trees and shrubs and bordered by high fencing and stone walling. Partially tiered, with a tarmacadam pathway running through the middle, and a rear access gate.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - Cornwall Council.

TENURE

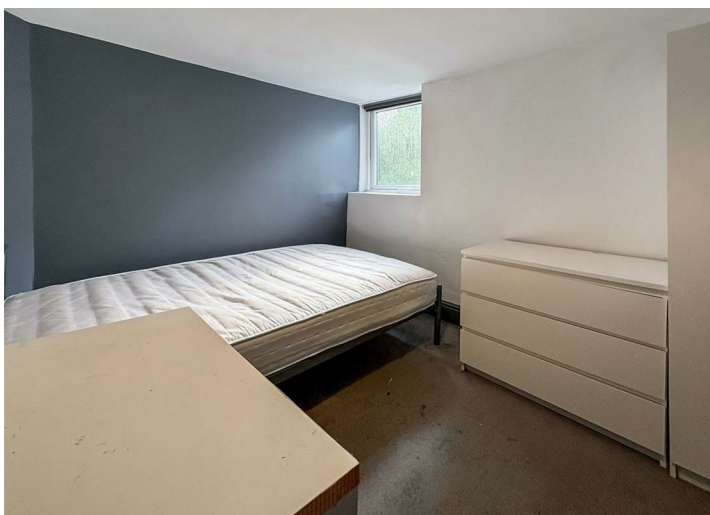
Freehold.

VIEWING

Strictly by prior appointment with the vendors' Sole Agents - Laskowski & Company, 28 High Street, Falmouth TR11 2AD. Telephone: 01326 318813.

AGENT'S NOTE

We understand there is a pedestrian right of way across the neighbouring property's rear garden, to access the rear of the property.



Floor Plan

