



Laskowski  
&Co



77 Helston Road, Penryn, TR10 8NQ

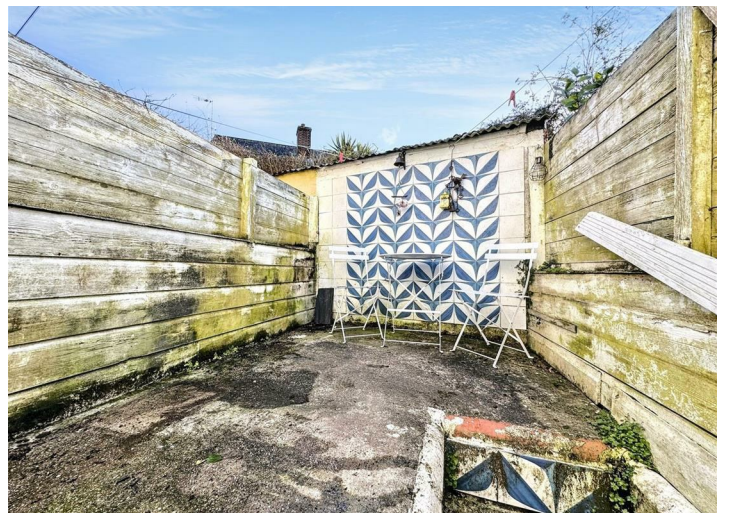
Offers Over £185,000

A 1 bedroom mid-terraced cottage full of character and charm, located in the heart of Penryn and within walking distance of the town centre, local amenities and university campus. An ideal permanent home or investment.

## Key Features

- 1 bedroom
- Sunny rear courtyard
- Stone fronted
- Ideal investment or starter home
- Mid-terraced
- EPC rating D







## THE ACCOMMODATION COMPRISES

### LIVING ROOM

A charming and cosy room with exposed beams, feature fireplace and wooden lintel, large sash window to the front elevation with wooden shutters and window seat, electric Milano Aruba Bluetooth radiator, oak-effect flooring, wall lighting, open staircase rising to the first floor with recess under providing storage and with glass pane above offering borrowed light between living room and kitchen areas. Open through to the:-

### KITCHEN

A bright room with broad replacement uPVC double glazed windows and uPVC rear door allowing access to sunny south facing courtyard. Bespoke Plykea-Style kitchen with range of fitted units below, white roll top work surface and complementary shelving over, built in Hotpoint oven with four-ring ceramic hob, stainless steel sink with brushed brass mixer tap over. Oak effect flooring, Milano Aruba Bluetooth radiator. LED Strip lighting.

### FIRST FLOOR

#### SMALL LANDING

Split level stairs rise to both bedroom and bathroom respectively. Hanging light.

### BEDROOM

A nicely proportioned room with vaulted ceiling exposing original wooden beams. 'space saving' oak framed sliding door with clear glass pane, built in wardrobe with sliding panel door. Sash window to the front elevation with wooden shutters. Milano Aruba Bluetooth radiator. Hanging light.

### BATHROOM

A stylish and spacious three piece suite consisting low flush WC, wash hand basin on a vintage oak GPlan chest of drawers, panelled bath with brass mixer tap and Mira Vie electric shower. Tiled splashback to wet areas. Broad replacement uPVC obscure glazed window to rear. Cupboard housing hot water cylinder and wooden slatted shelving with space and plumbing for washing machine. Painted floor boards. Extractor fan. Heated towel Rail.

## THE EXTERIOR

### REAR COURTYARD

A sunny, raised 'Mediterranean-style' courtyard with south-facing aspect providing a small sitting out space. Water tap.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, and drainage are provided. Electric heating.

### COUNCIL TAX

Band A - Cornwall Council.

### 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

