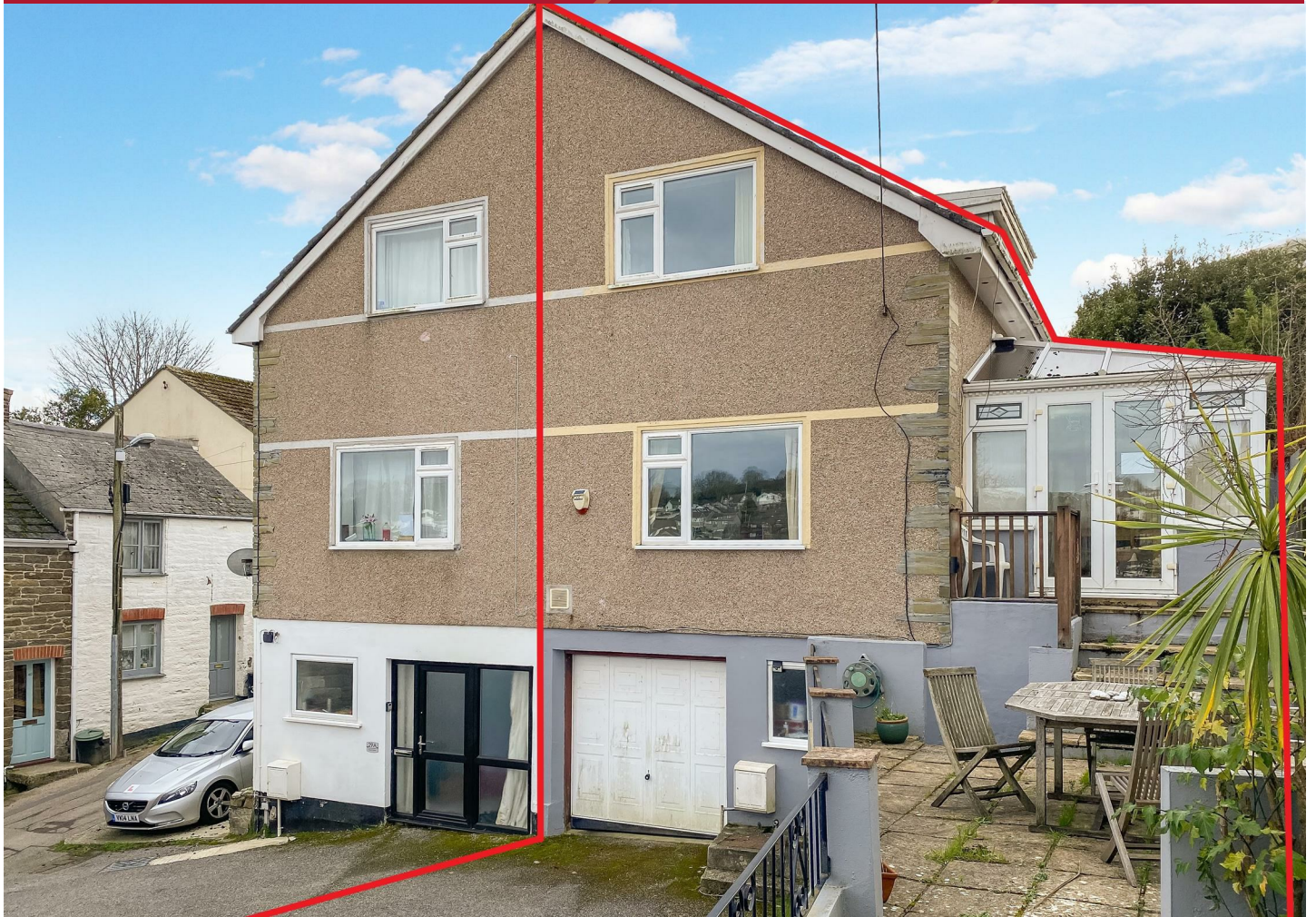




Laskowski
&Co



27 Truro Lane, Penryn, TR10 8BP

£325,000

Located in central Penryn, a modern 3/4 bedroom semi-detached house with garden, parking and garage. This versatile property is currently configured to provide 4 bedrooms and is let to students with a current rental yield of 8.12%. The spacious accommodation would alternatively provide a great family home, affording on the ground floor: dining room, living room, conservatory, kitchen, utility room, shower room and third bedroom, with the first floor offering two double bedrooms (one with en suite) and a family bathroom. The integral garage has planning permission to convert into a studio bedsit with kitchenette and shower room, ideal for those looking to increase the rental yield further or for accommodating a dependent relative. Cornwall Council planning number PA19/01965. The central location is ideal for Penryn's many amenities, with the railway station within 500m and the university campus just 0.5 miles distant.

Key Features

- Spacious 3/4 bedroom accommodation
- 2 shower rooms and family bathroom
- Driveway with parking for up to 3 cars
- Gas central heating and double glazing
- Up to 3 reception rooms including conservatory
- Integral garage with planning for conversion to annexe/bedsit
- Garden with terrace and small lawn
- EPC rating D



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

Steps lead up from the driveway, past the patio, around to the side of the property, and to the obscure double glazed front door, opening into the:-

ENTRANCE HALLWAY

Glazed door to sitting/dining room, bedroom four, and open doorway to the:-

KITCHEN

17'9" x 7'10" (5.43m x 2.41m)

Measurements include door recess. A fitted kitchen with a range of eye and waist level wood units incorporating a larder cupboard and roll-top worksurface with inset one and a half bowl sink unit with mixer tap. Space and point for electric cooker, space for fridge/freezer, space and plumbing for dishwasher. Tiled floor, recessed ceiling lights, breakfast bar with room for three bar stools, radiator. Double glazed window to the rear aspect overlooking the courtyard. Open to the:-

UTILITY ROOM

4'0" x 2'3" (1.24m x 0.70m)

A useful utility area with space and plumbing for washing machine and tumble dryer, worktop over with tiled surround. Double glazed window to the rear aspect, recessed ceiling lights. Concertina door to the:-

GROUND FLOOR SHOWER ROOM

5'3" x 4'10" (1.62m x 1.49m)

Shower cubicle with boiler-fed shower and tiled surround, dual flush WC, pedestal wash hand basin. Heated towel rail, fully tiled walls, extractor fan, recessed ceiling light., obscure double glazed window to the rear aspect.

BEDROOM FOUR

11'8" x 6'11" (3.56m x 2.12m)

Maximum measurements of an irregular shape. A good sized ground floor single bedroom, loosely divided into two areas, capable of accommodating a double bed. Double glazed window, radiator, two central ceiling lights.

SITTING/DINING ROOM

11'10" x 9'10" (3.62m x 3.00m)

Measurements plus stair recess. A versatile reception area, originally the dining room, with archway leading to the conservatory. Stairs to first floor, radiator, TV aerial point, door to bedroom three/living room.

CONSERVATORY

19'1" x 8'10" (5.82m x 2.70m)

A large triple aspect conservatory with mono pitch Perspex roof and double glazed French doors leading onto the raised terrace. Radiator, tiled floor, wall-mounted lighting.

BEDROOM THREE/LIVING ROOM

14'9" x 11'3" (4.52m x 3.43m)

Originally the living room, now being utilised as a third double bedroom. Large double glazed window to the front aspect with views over the garden and across to Penryn. Radiator, wood-effect flooring, central ceiling light and wall-mounted lighting.

FIRST FLOOR

LANDING

Doors to bedrooms one, two, and the family bathroom. Radiator, airing cupboard housing hot water tank.

BEDROOM ONE

11'11" x 11'10" (3.65m x 3.61m)

A large dual aspect double bedroom with double glazed windows to the front and side aspects, overlooking Penryn. Range of built-in wardrobes, radiator, central ceiling light. Concertina door to the:-

EN-SUITE SHOWER ROOM

Corner shower cubicle with Triton electric shower and tiled surround, low level flush WC, wall-mounted wash hand basin. Central ceiling light. obscure double glazed window to the side aspect.

BEDROOM TWO

11'8" x 11'7" (3.58m x 3.54m)

A double bedroom with double glazed window to the rear aspect, radiator, eaves storage space, central ceiling light.

FAMILY BATHROOM

Panelled bath with Triton electric shower, low level flush WC, pedestal wash hand basin. Wall-mounted heated towel rail, fully tiled walls and flooring, central ceiling light, obscure double glazed window to the side aspect.

THE EXTERIOR

GARDENS

From the front driveway, steps lead up to a paved terrace, providing an ideal al fresco dining space. Beyond the terrace is a lawned garden with raised and low level flower beds, a decked area houses a garden shed. A pedestrian path gives access to the rear of the house, with further steps up to a south-facing rear courtyard.

PARKING

A shared section of driveway giving access to a private parking area for up to three cars and access to the:-

LARGE SINGLE GARAGE

21'9" x 14'4" (6.63m x 4.39m)

A good size garage with planning permission to convert to a self-contained bedsit, planning number PA19/01965. Up-and-over door.

GENERAL INFORMATION

SERVICES

Mains gas, electricity, water and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

AGENT'S NOTE

The property enjoys a right of way over a section of driveway belonging to Number 29.

TENURE

Freehold.

POSSESSION

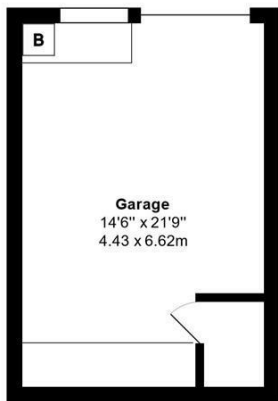
Currently a student let, with vacant possession available after June 2025.

VIEWING

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



Floor Plan



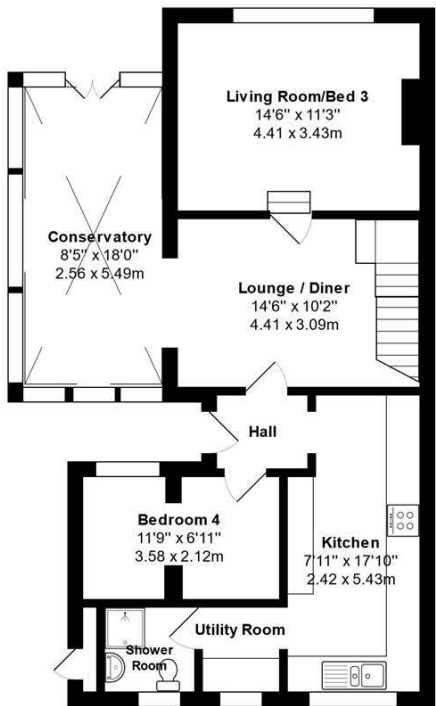
Basement/Garage
Area: 29.3 m² ... 315 ft²



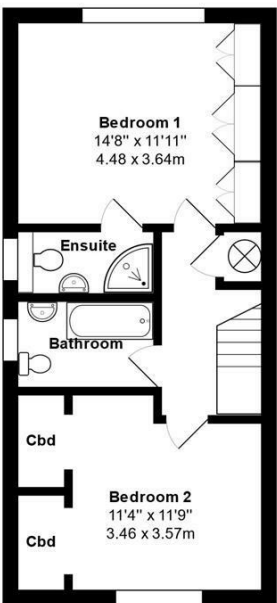
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Total Area: 1628 ft² ... 151.2 m²

All measurements are approximate and for display purposes only



Ground Floor
Area: 73.3 m² ... 789 ft²



First Floor
Area: 46.0 m² ... 495 ft²