



Laskowski
&Co



24 Trewarton Road, Penryn, TR10 8JB

Guide Price £385,000

An impeccably maintained semi-detached home, originally constructed in 1968, being sold for the first time in over a decade. This charming reverse-level family residence features 4 bedrooms, one of which a versatile room suitable as a gym, and a family bathroom on the ground floor. A staircase leads to the lower ground floor, where there is a well-appointed kitchen, a light and airy lounge, and a dining room bringing in much sunlight throughout the day, all overlooking the south-facing rear garden. Solar panels (owned outright) provide a feed-in tariff, making this an eco-friendly and cost-efficient delightful property.

Key Features

- 4 bedrooms
- South-facing rear garden
- Driveway parking for approximately 3 cars
- Semi-detached reverse-level house
- In good cosmetic order
- EPC rating C



THE LOCATION

Trewarton Road is a sought-after location in the residential area of Penryn, offering exceptional convenience with its proximity to the train station and schools, all within walking distance of the town centre. Penryn, a historic and ancient market town, boasts a vibrant community and excellent daily amenities, including nursery, primary, and secondary schools. The Penryn Campus, shared by Falmouth and Exeter universities as part of the combined universities in Cornwall initiative, has transformed the area into a buzzing university town. The town benefits from strong connections to Falmouth, just two miles away, through its bus service and train station, which also provides links to Truro city and the mainline to Paddington.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Turning staircase to lower ground floor. Oak doors to all rooms, cupboard housing newly fitted gas combination boiler providing domestic heating and hot water. Access to boarded loft space with retractable ladder.

BEDROOM ONE

Double glazed window overlooking the rear garden. Radiator.

BEDROOM TWO

Double glazed window to front elevation. Radiator.

BEDROOM THREE

Double glazed window to rear elevation. Radiator.

BEDROOM FOUR

Double glazed window to front elevation. Radiator.

FAMILY BATHROOM

A modern three piece suite comprising low flush WC with hidden cistern, wash hand basin in vanity unit with cupboards beneath, and bath with mixer tap, rainfall shower and glass screen. Recessed shelving. Ceiling spotlights. Fully tiled walls, tiling to floor. Obscure double glazed window to side elevation.

From the entrance hallway, steps descend to the:-

LOWER GROUND FLOOR

LANDING

Doors to the lounge and to the:-

KITCHEN

With a range of cream base and eye level units both above and below a wooden worksurface, inset ceramic sink and drainer with mixer tap. Tiled splashback. Space and plumbing for washing machine. Space for fridge/freezer. Built-in oven and hob. Double glazed window and overlooking the rear garden, double glazed door opening onto the rear garden.

LOUNGE

A light and bright living area with carpeted flooring and wood burning stove. Open to the:-

DINING ROOM

A bright south-facing room overlooking the rear garden. Recently replaced fibreglass roof. Block half wall with double glazed windows to all sides and obscure glazed door to side elevation. Vertical blinds.

THE EXTERIOR

TO THE FRONT

Enclosed by low timber fencing. Concrete and gravel area providing parking for at least three cars. Gravel chipped area with raised beds and shrubs for added privacy.

REAR GARDEN

Large south-facing secure and private garden, enclosed by timber fencing and mainly laid to lawn, with gravelled border and paved patio area accessed from the sun/dining room and kitchen. A pathways leads to end of garden to a timber shed (less than two years old).

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). Solar panels (owned outright).

COUNCIL TAX

Band C - 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.

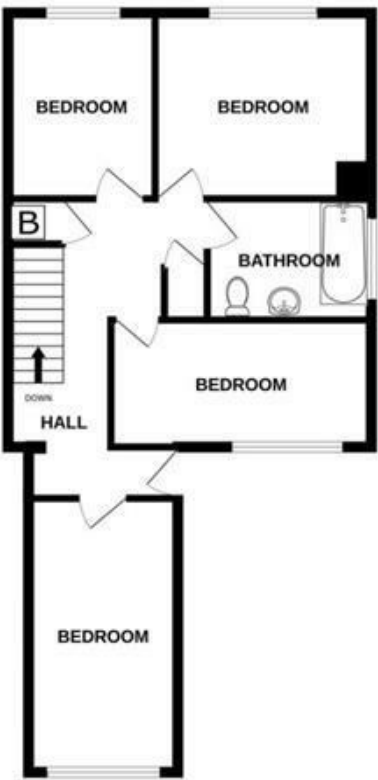


Floor Plan

LOWER GROUND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



GROUND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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