



40 Truro Lane, Penryn, TR10 8BW

Guide Price £210,000

A charming, 1 double bedroom period cottage, situated within a quiet terrace just a 'stones throw' from Penryn town centre and its many amenities. The surprisingly spacious accommodation comprises: living room with beamed ceiling and wood burning stove, kitchen with access to the garden; and on the first floor, 1 generous bedroom and a bathroom. The rear garden is a particular feature of the cottage, east-facing and enjoying the morning sun. The garden offers a central lawn bordered by mature planting with a raised deck, providing far-reaching views over the town and towards the Penryn River.

Key Features

- 1 double bedroom terraced cottage
- First floor bathroom
- Delightful rear garden
- No onward chain
- Sitting room with beamed ceiling and wood burning stove
- Gas central heating
- Views over Penryn towards the River
- EPC rating D



THE ACCOMMODATION COMPRISES

Wood double glazed front door opening into the:-

SITTING ROOM

Wood sash window to the front aspect with deep window sill incorporating storage drawer. Fireplace housing woodburning stove set on a tiled hearth, with timber mantel and built-in shelving to either side. Cupboard housing gas meter. Exposed beamed ceiling, parquet flooring, wall-mounted lighting. Broadband point, radiator. Stairs rising to first floor level. Obscure glazed door to the:-

KITCHEN

A galley-style kitchen with a range of wood eye and waist level units with rolltop worksurface incorporating a ceramic sink with swan neck mixer tap. Part-tiled walls, tiled flooring, space and plumbing for washing machine, space for cooker with gas cooker point. Radiator, recessed ceiling lights, wood multi-pane window to rear aspect, glazed wood door giving access to the garden.

FIRST FLOOR

LANDING

Frosted internal window to bathroom, exposed timber flooring, wall-mounted thermostat. Timber latch doors to bedroom and bathroom.

BEDROOM

A good sized double bedroom with wooden sash window to front aspect with deep window sill. Chimney breast with former fireplace and shelving to one side. Over-stair storage cupboard, hatch giving access to the roof space. Telephone point, radiator, recessed ceiling lights, exposed original floorboards.

BATHROOM

A white suite comprising panel bath with tiled surround and Mira electric shower over, low flush WC, pedestal wash hand basin with tiled splashback. Window to rear aspect overlooking the garden, with views towards the Penryn River in the distance. Cupboard with shelving, housing gas boiler servicing domestic heating and hot water. Recessed ceiling lights, heated towel rail/radiator, wood-effect laminate flooring.

THE EXTERIOR

REAR GARDEN

A delightful south-east facing garden with stone chipped seating area and granite steps leading up to an area of lawn bordered by low stone walls with a number of mature shrubs and trees, including an apple tree and palm. A small timber garden shed provides storage and to the rear of the garden, there is a raised area of decking - the ideal spot to sit and enjoy the sunny aspect, providing views over Penryn and to the Penryn River in the distance.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

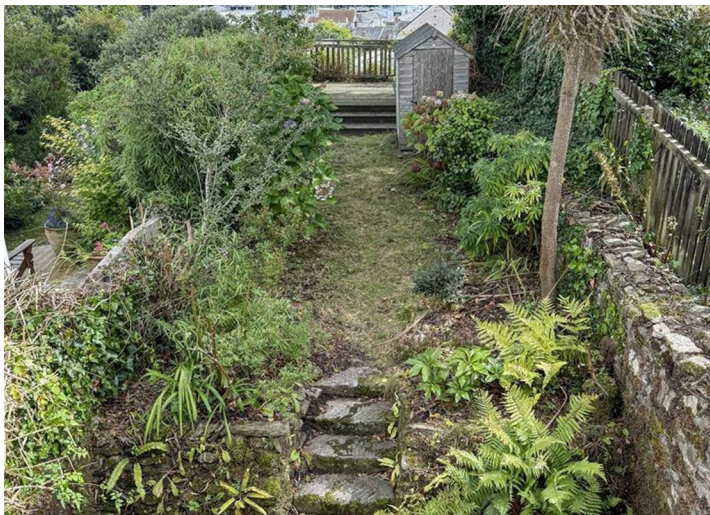
Band A - Cornwall Council.

TENURE

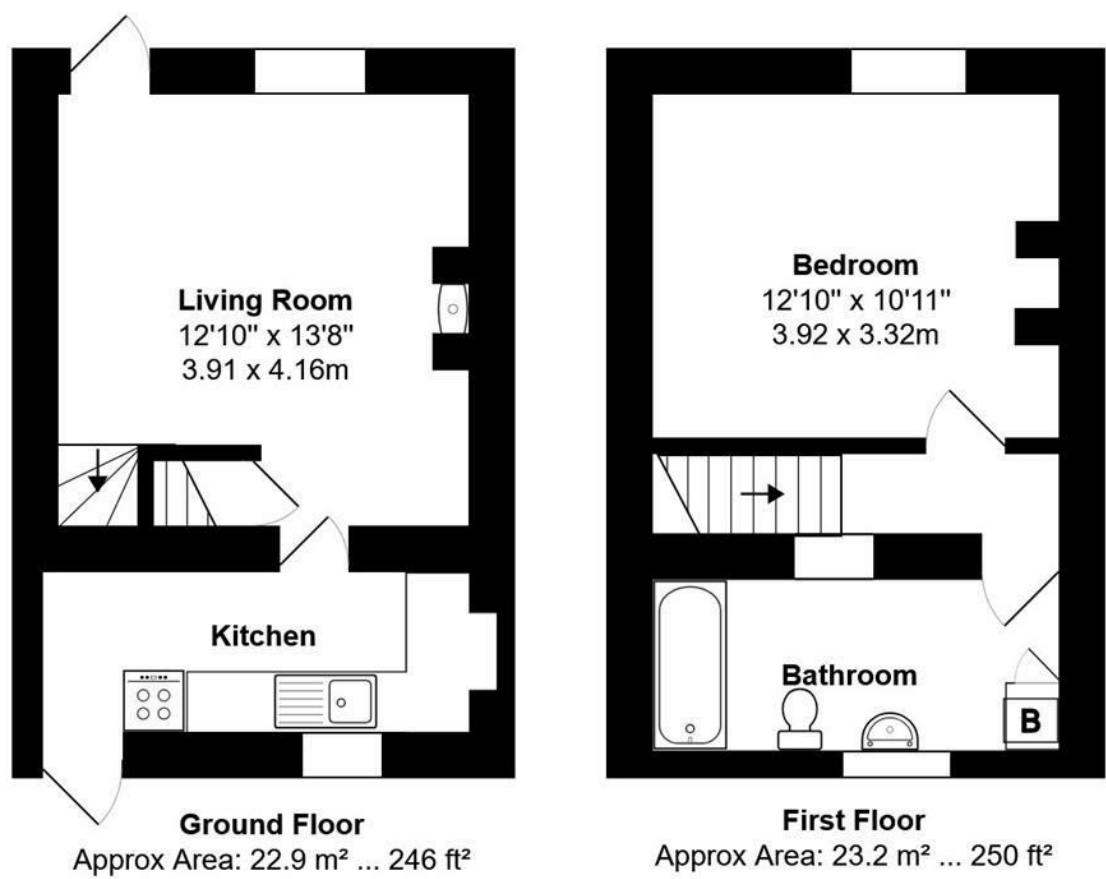
Freehold.

VIEWING

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



Floor Plan



Truro Lane, Penryn, TR10 8BW
Total Approx Area: 46.1 m² ... 496 ft²

All measurements are approximate and for display purposes only

