



Lamanva House, Lamanva, Penryn, TR10 9BJ

Guide Price £435,000

****EARLY ANNOUNCEMENT OF SALE - OPEN HOUSE THIS SATURDAY 8 NOVEMBER - CALL US TO ARRANGE****

A delightful Victorian house full of characterful features throughout, offering 3 bedrooms and scope for a loft conversion (subject to consents). The property enjoys a private, lawned rear garden with a modern 'office pod', as well as driveway parking and a newly built double garage. The location is excellent - close to Mawnan Smith (within the primary school's catchment area) and Constantine, the wider Helford River, and within easy reach of Falmouth.

Key Features

- Charming Victorian house
- Double garage
- Parking
- Viewing recommended
- 3 bedrooms
- Private, landscaped rear garden
- Scope for conversion of loft (subject to necessary consents)
- EPC rating D



GENERAL INFORMATION

SERVICES

Mains water and electricity are connected to the property.
Private cesspit drainage. Oil fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

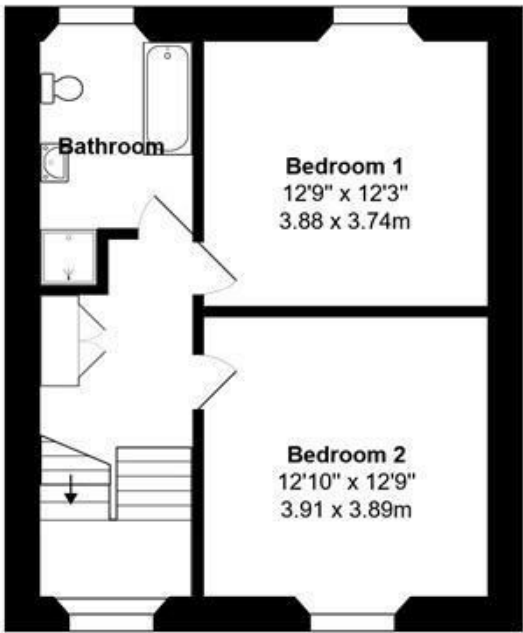
Freehold.

VIEWING

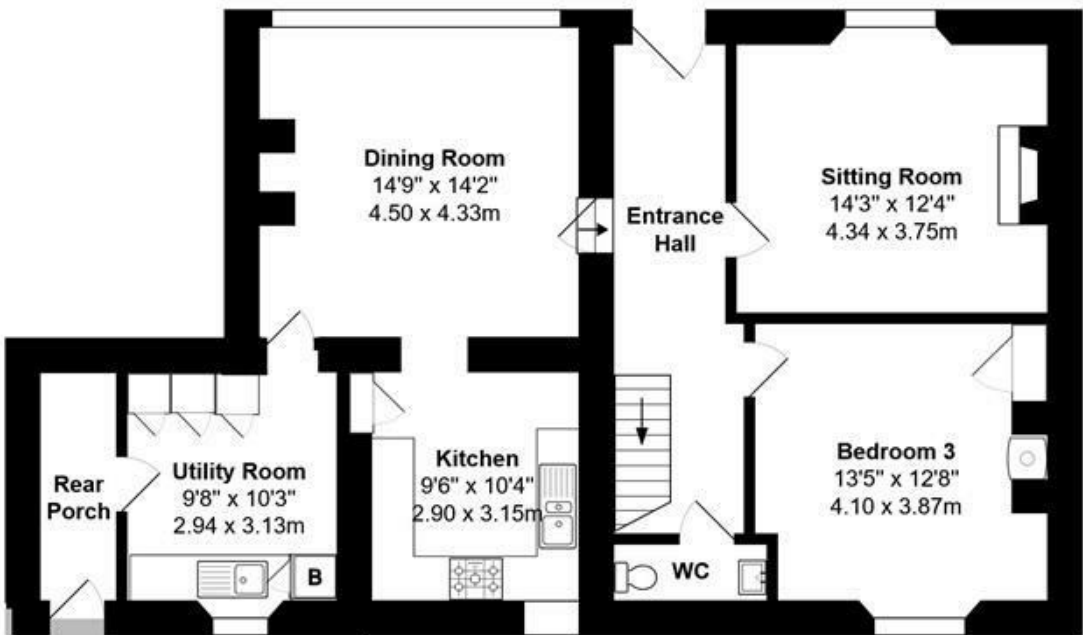
By telephone appointment with the vendors' Sole Agent -
Laskowski & Company, 28 High Street, Falmouth, TR11
2AD. Telephone: 01326 318813.



Floor Plan



First Floor
Approx Area: 46.6 m² ... 502 ft²



Ground Floor
Approx Area: 87.8 m² ... 946 ft²



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Total Area: 134.4 m² ... 1446 ft² (excluding covered outside seating)
All measurements are approximate and for display purposes only