Kimberley's

The adventure starts Here...



14 Little Oaks, Penryn, TR10 8QE

Guide Price £215,000 Freehold

Kimberley's are pleased to present this beautifully proportioned one-bedroom home that is thoughtfully designed and well appointed throughout.

- A freehold semi-detached property
- Generous lounge/dining room with understairs storage
- One large double bedroom with built-in storage
- Gas central heating & UPVC double glazing throughout
- Sold with the benefit of 'no onward chain'
- Ideal home or investment
- Fitted kitchen with appliances included
- Luxurious shower room and combined wc
- Enclosed rear courtyard garden
- Energy Performance Rating - Band C

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Located on a highly desirable residential development, the property is accessed via a paved pathway which also leads you to a gate featuring a delightful, low maintenance, large enclosed rear courtyard garden.

The house features; a reception hall, large open plan lounge/dining room, newly fitted kitchen with appliances included, a door leads to the inner hallway where stairs can be found rising to the first floor. The landing features plentiful storage and leads to a wet room/WC and a spacious double bedroom featuring dual aspect windows and built-in wardrobes.

The property benefits from recent renovation internally and externally, UPVC double glazed windows and doors throughout, gas central heating, newly fitted kitchen, an induction hob, built in wardrobes and ample storage throughout.

This is a fantastic opportunity for first time buyers, down-sizers or investment purchasers looking to add to their property portfolio, or a bolt hole.

THE ACCOMMODATION COMPRISES:
A pathway leads to the UPVC double glazed door opening into a welcoming reception hallway which is bright and spacious and has been recently renovated throughout.

OPEN PLAN LOUNGE/DINING ROOM - 3.63m x 3.68m (11'11" x 12'1")
A generous sized room with UPVC double glazed window to the front aspect, laminate flooring, radiator, TV aerial point, ultra fast broadband to the house, under stairs storage cupboard, central ceiling light and access into:

KITCHEN - 1.75m x 2.18m (5'9" x 7'2")
UPVC double glazed window with a pleasant outlook over gardens, fully equipped with a range of matching wall and base units in high gloss white, work surface in grey, single stainless sink with mixer tap, metro tiled splashback in white, electric built in oven, induction hob and extractor fan over, Hisense washer/dryer, Smeg under counter fridge freezer, heat detector.

STAIRCASE FROM HALL TO FIRST FLOOR LANDING
A carpeted staircase rises to a landing, useful storage cupboard, central ceiling light, smoke detector. Access to:

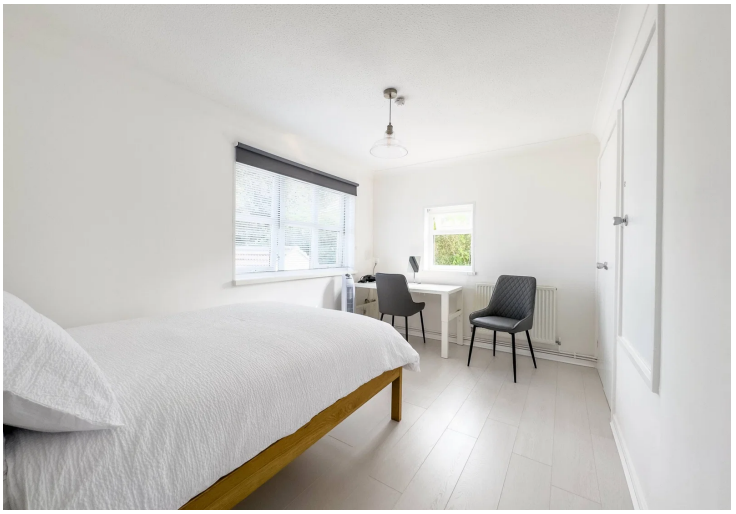
WET ROOM - 1.88m x 1.78m (6'2" x 5'10")
Well appointed with white suite comprising of walk in shower with Mira Sport electric shower, fully tiled surround in white, shower curtain, pedestal wash hand basin with hot and cold taps, low flush toilet, wall mounted mirror, specialised vinyl safety flooring, radiator and frosted UPVC double glazed window.

MASTER BEDROOM - 3.96m x 2.67m (13'0" x 8'9")
A well proportioned bedroom with dual aspect UPVC double glazed windows overlooking the front and side aspects including far reaching views, cupboard that houses the Valiant boiler (recently serviced by British Gas), further deep fitted storage cupboard, TV aerial point, radiator, modern central ceiling light.









OUTSIDE
There are large sunny gardens to the front, side and rear of the house. The rear garden is enclosed by close board fencing and accessed by a gate, the outside ground cover is 40+mm blue slate.

SERVICES
Mains Drainage, Water, Gas and Electricity. Please note that there is Ultrafast Full Fibre Broadband direct to the property.

COUNCIL TAX
Band A.

MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Kimberleys Estate Agents

29/29a Killigrew Street, Falmouth, Cornwall

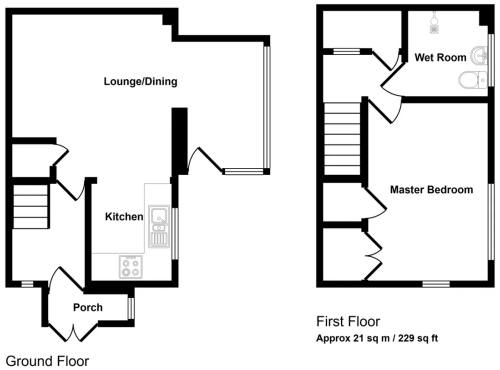


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Approx Gross Internal Area
49 sq m / 528 sq ft



Ground Floor
Approx 28 sq m / 299 sq ft

First Floor
Approx 21 sq m / 229 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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