Laskowski &Co



Flat 4, 107 The Terrace, Penryn, TR10 8EN

Guide Price £275,000

A charming, double fronted, detached cottage located in a traffic-free position, tucked away just off Penryn's main throughfare. Generously proportioned accommodation, with gas central heating, comprises a generous kitchen/dining room fitted with a comprehensive range of units and solid oak worksurfaces, a cosy living room, 2 first floor double bedrooms and a spacious shower room. Many charming features include laminated glass panel multi pane sash windows and a brand new slate tiled roof. A lovely enclosed, raised garden is located to the rear, with lawn and large seating area enjoying a southerly aspect.

Key Features

- Detached double fronted cottage
- Generous kitchen/dining room
- Refitted spacious shower room
- Quiet traffic-free location
- 2 double bedrooms
- Cosy living room
- Private south-facing rear garden
- EPC rating D











THE ACCOMMODATION COMPRISES
From The Terrace, a gate opens to an ope-way with path leading to Number 4. Solid wood front door to:-

KITCHEN/DINING ROOM
A spacious room fitted with a good range of base cupboards and drawers with a long, solid oak worksurface. Inset induction hob with glass extractor over and fitted electric fan assisted oven under. Inset one and a half bowl stainless steel sink unit with mixer tap. Spaces for slim-line dishwasher and washing machine. Fitted fridge/freezer. Wall mounted double cupboard and range of fitted shelving. Vertical radiator. Recessed ceiling spotlights. Tiled flooring. Multi pane sash window to the front with window seat.

LIVING ROOM
Two multi pane sash windows with deep sills to the front elevation. Oak engineered flooring. Old school style-radiator. Stairs to first floor with storage cupboard under.

FIRST FLOOR

LANDING
Velux sun tunnel light. Built-in airing cupboard housing the gas combination boiler serving the hot water and radiators. Ceiling mounted air circulation vent. Door giving access to rear garden. Three further doors to both bedrooms and the shower room.

BEDROOM ONE
Two multi pane sash windows with deep sills to the front elevation. Radiator. Deep recess with hanging rail.

BEDROOM TWO
Two multi pane sash windows to the front elevation with deep sills. Radiator.

SHOWER ROOM/WC
Attractively tiled and well appointed with generous walk-in shower with glazed screen, vanity unit with inset wash hand basin with mixer tap, and low level WC. Wall mounted heated towel rail, mirror and shaver socket. Built-in shelving. Recessed ceiling spotlights. Velux sun tunnel light, extractor fan.

THE EXTERIOR

FRONT
A small open courtyard area. Pathway to the left-hand side leading to a storage shed with attached, covered potting area beyond.

REAR
A raised, enclosed, very private, south-facing garden, surrounded by attractive stone walls along the boundaries. Lawned area with a range of raised vegetable planters and an established border across the rear containing a range of established flowering shrubs. A large Indian stone paved patio provides plenty of seating/dining space and there is a useful garden shed.

GENERAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage 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.





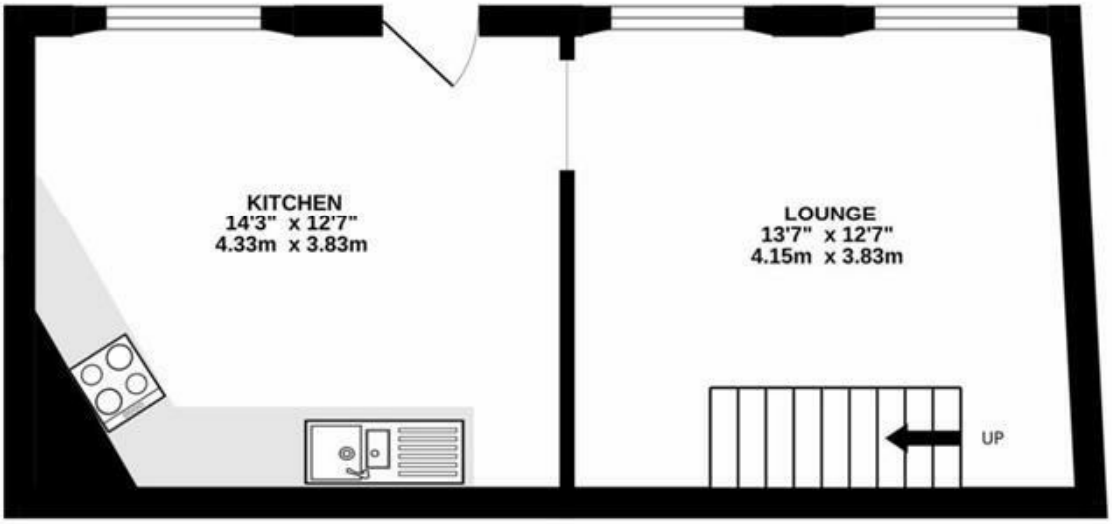




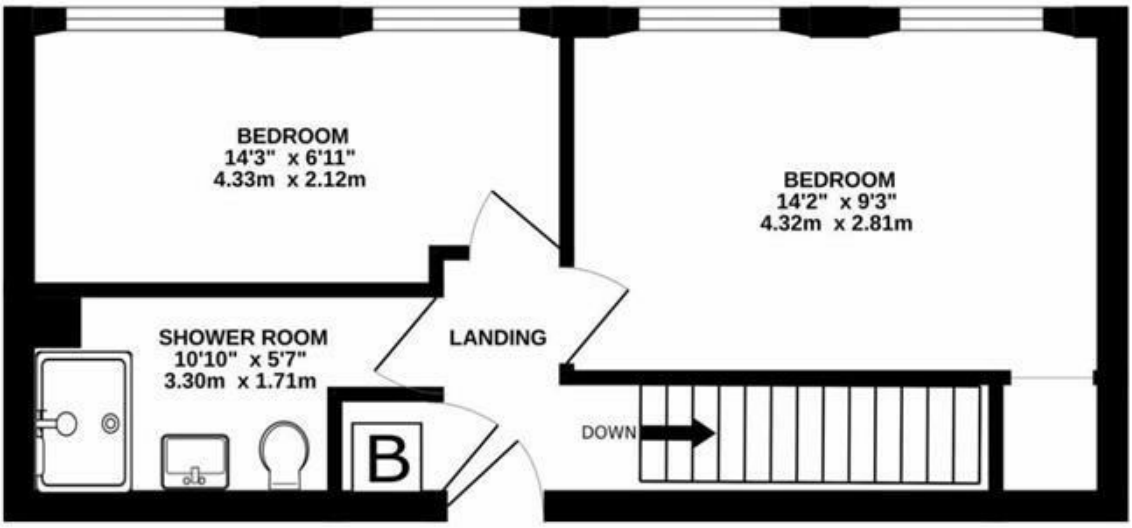


Floor Plan

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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