



3 Eastwood Road, Penryn, TR10 8LA

£284,000

Moments from Penryn's renowned Harbour Village, with convenient and almost level access to the popular port of Falmouth (approximately 1 mile distant), a modern, stylishly presented and well maintained 2 double bedroom terraced property with reverse-level accommodation, featuring a deep living/dining area with walk-in square bay window providing far-reaching river views, an enclosed courtyard garden boasting a sunny southerly aspect, and allocated off-road parking set within a residents parking area to the rear.

Key Features

- Reverse level mid-terraced home
- Stylishly appointed throughout
- Close to local coffee shops, restaurants, and more...
- Allocated off-road parking
- 2 bedrooms, 1 bathroom
- Modern and contemporary interior
- Views towards Harbour Village and river
- EPC rating C



THE ACCOMMODATION COMPRISES

From Eastwood Road, a wrought iron gate opens onto a covered passageway with painted timber front entrance door with obscure glazed side panel opening into the:-

RECEPTION AREA

Recessed coir matting, oak-effect flooring and panelled doors to bedrooms, main bathroom and cloaks cupboard with slatted shelving and hanging rail. Ceiling light, electrical consumer unit. Stairs to first floor with handrail.

BEDROOM ONE

A nicely sized double bedroom with casement window to the front elevation, radiator, ceiling light with dimmer switching. Panelled door to walk-in wardrobe with shelving, hanging rail and space for fitted furniture. Master BT hub point, oak-effect flooring.

BEDROOM TWO

Exceptionally bright, sliding door with recessed coir matting, providing access onto the enclosed, sub-tropical rear courtyard garden. Oak-effect flooring. Currently utilised as a 'snug'. Radiator, ceiling light with dimmer switching.

BATHROOM

A white modern three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, panelled bath with mixer tap and shower attachment over. Tiling to bath/shower area. Tile-effect flooring, radiator, extractor fan, shaver socket. Casement window to the rear elevation.

FIRST FLOOR

LIVING/DINING ROOM

Part galleried to the stairwell below, an exceptional deep and double aspect reception room, with plenty of natural light via a walk-in bay window with Juliet balcony enjoying views towards the Penryn River, two sets of casement windows providing a south easterly and sunny aspect.

LIVING AREA

Light oak-effect flooring. Ceiling light with dimmer switching, radiator, TV aerial socket. Airing cupboard with slatted shelving and water cylinder. Danfoss wall mounted thermostat. Open to:-

DINING AREA

Loft hatch. Ceiling light with dimmer switching, radiator. Broad archway into:-

KITCHEN

Base and eye level units set in an L-shape with roll-top worksurface with inset stainless steel sink/drainage. Space for cooker and fridge/freezer, space and plumbing for washing machine. Ceiling light, radiator, continuation of light oak-effect flooring. Tiled splashbacks, casement window, wall mounted Halstead boiler providing domestic hot water and central heating.

THE EXTERIOR

REAR GARDEN TERRACE

Sunny, south easterly-facing and well landscaped with an

area of patio, raised timber standing for outdoor furniture or shed. Partly laid with artificial turf and enclosed by panel fencing. Retaining wall with painted dwarf wall and raised sub-tropically planted flower bed comprising palm, tree fern, etc. Accessed via a gate to a communal pathway, leading to the:-

RESIDENTS PARKING AREA

An allocated parking space exists for Number 3, on the right-hand side at mid-point.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band B - 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.



Eastwood Road, Penryn, TR10

Approximate Area = 715 sq ft / 66.4 sq m

For identification only - Not to scale

