



Laskowski
&Co



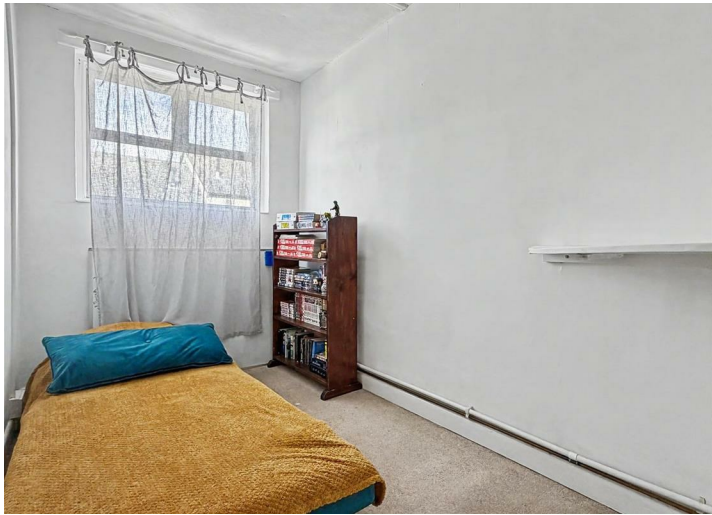
16 Chapel Lane, Penryn, TR10 8LP

£215,000

A mid terrace 2 bedroom character cottage, situated in a wonderfully quiet, tucked-away location, yet within a stone's throw of Penryn's historic town centre. The ground floor has been opened to provide a spacious, bright, open-plan living/dining/kitchen, with door leading onto the enclosed rear courtyard garden.

Key Features

- 2 bedroom cottage
- First floor bathroom and separate WC
- Expansive storage shed
- Chain free
- Open-plan living/dining/kitchen
- Enclosed rear courtyard garden
- Quiet tucked-away location
- EPC rating E



THE LOCATION

This delightful cottage is situated along Chapel Lane, a wonderfully quiet spot leading from Penryn's high street, meaning all facilities of this historic town are within easy reach.

THE ACCOMMODATION COMPRISES

Period wooden front door with two glazed panels, to:-

ENTRANCE HALL

Recessed door mat, wall mounted electric consumer box, coat hooks. Stairs to first floor. Glazed door to the open-plan living/dining/kitchen.

LIVING AREA

Double glazed window to the front elevation with window seat, focal painted stone fireplace (currently capped), with slate hearth and wooden mantel. Small cupboard housing gas meter. Large square opening to the:-

KITCHEN/DINING AREA

Fitted with a range of wall mounted cupboards and matching base cupboards and drawers, with an L-shaped worksurface over. Inset one and a half bowl stainless steel sink unit with mixer tap. Space for washing machine and fridge. Space for cooker with extractor hood over. Ample space to house a good size table and chairs. Radiator. Double glazed window and double glazed door giving access to the rear.

FIRST FLOOR

LANDING

Window to the side elevation, radiator, fitted linen cupboard. Access to loft space.

BEDROOM ONE

Window to the front elevation with window seat. Exposed wooden floorboards, radiator. Walk-in wardrobe with hanging rail and shelving.

BEDROOM TWO

Double glazed window to the rear, radiator. Built-in cupboard housing the gas combination boiler. Fitted corner shelf.

BATHROOM

Fitted with a two-piece suite in white, comprising a panelled bath with Mira shower over and glazed screen, pedestal wash hand basin. Radiator, double glazed obscure window to the rear.

SEPARATE WC

Low level WC. Fitted shelving, double glazed window to the side.

THE EXTERIOR

REAR

A delightful, small, enclosed courtyard garden, laid to lawn with central pathway leading to a spacious OUTBUILDING with space to house bicycles and bins.

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

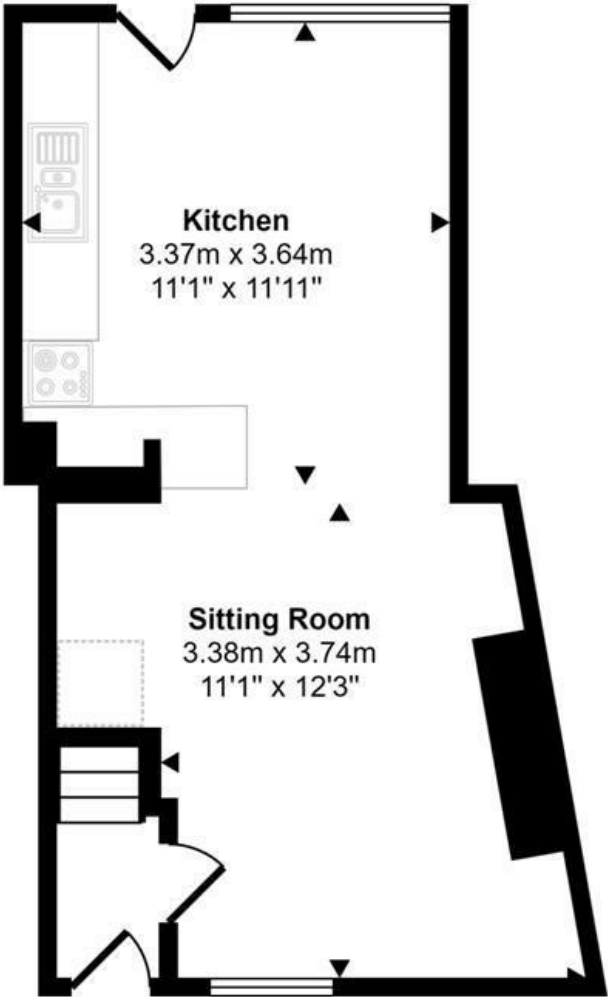
Freehold.

VIEWING

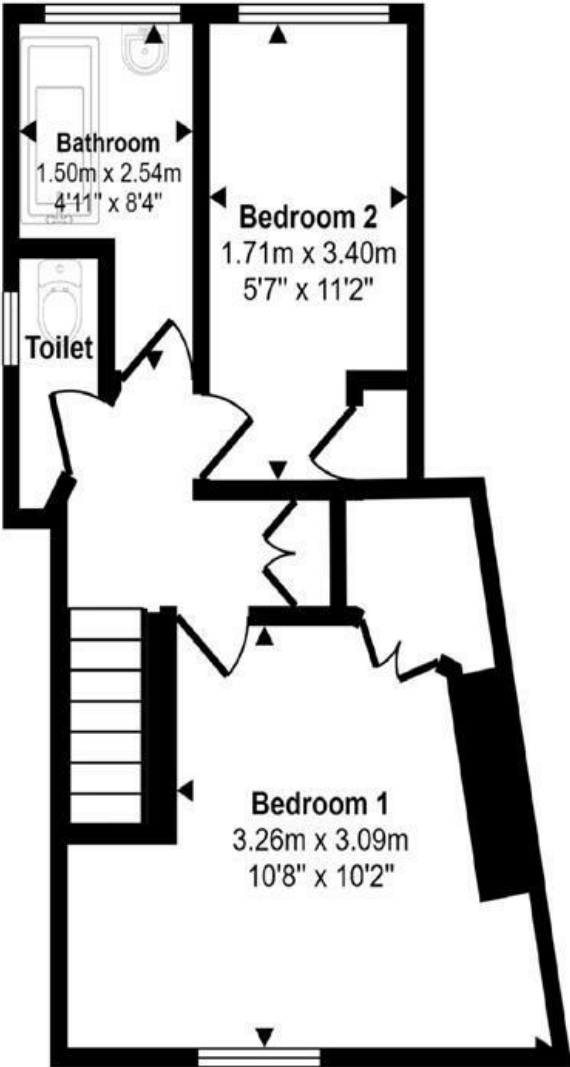
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Ground Floor
Approx 27 sq m / 290 sq ft



First Floor
Approx 27 sq m / 295 sq ft

 Denotes head height below 1.5m

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.