



9 Eastwood Road, Penryn, TR10 8LA

£265,000

A modern 3 bedroom terraced home located opposite Penryn's Harbour Village, close to the waterfront with its range of bars and coffee shops. The accommodation comprises on the ground floor: entrance hallway, lounge with patio door to the garden, kitchen and cloakroom/WC. On the first floor are 3 bedrooms and a family bathroom. The rear garden is south west facing and provides access to the allocated parking space. No onward chain.

Key Features

- 3 bedroom terraced home
- Ground floor cloakroom and first floor bathroom
- Off-road parking
- No onward chain
- Moments from Penryn Quay, waterfront and its amenities
- Enclosed south west facing garden
- Gas central heating and double glazing
- EPC rating C



LOCATION

Situated on the outskirts of the town yet within a few minutes walk of Penryn Quay and its cafes, coffee shops and riverside walk into Falmouth (approximately 1.5 miles). Penryn itself offers many local amenities including restaurants, bars and independent shops. The University campus is close by and excellent transport links include a mainline rail link to London Paddington. Falmouth is approximately 2 miles away with the city of Truro approximately 9 miles distant.

THE ACCOMMODATION COMPRISES

Steps rise to a glazed timber front door opening into the:-

ENTRANCE HALLWAY

Doors to kitchen, living room and cloakroom/WC. Radiator, telephone point. Ceiling light, wall mounted thermostat.

CLOAKROOM/WC

Comprising low flush WC and wash hand basin with tiled splashback. Radiator, extractor fan, ceiling light.

LOUNGE

A spacious, light and bright room with uPVC patio door opening onto the south east facing garden, as well as an additional uPVC double glazed window to rear aspect. Two radiators. Wall mounted lighting, pendant lighting. Stairs rising to the first floor with under-stair storage cupboard housing electric meter and consumer unit.

KITCHEN

Fitted with a range of eye and waist level units with rolltop worksurface, inset stainless steel sink/drainage unit, built-in four ring gas hob with electric oven under and extractor fan above. Partially tiled walls. Space and plumbing for washing machine. Space for fridge and freezer. Radiator. Wall mounted Worcester gas combination boiler. uPVC double glazed window to front aspect.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Radiator. Wall mounted central heating control. Over-stair airing cupboard housing hot water tank and shelving. Loft hatch.

BEDROOM ONE

Located to the rear of the property, a double bedroom with uPVC double glazed windows overlooking the garden. Radiator. Ceiling light. Telephone and television points.

BEDROOM TWO

Another double bedroom with uPVC double glazed window to the front aspect overlooking the houses opposite, with a glimpse of Antron Stream before it exits towards the harbour. Radiator, ceiling light.

BEDROOM THREE

A single bedroom with uPVC double glazed window to rear aspect. Radiator. Ceiling light.

FAMILY BATHROOM

A white suite comprising panelled bath with tiled surround, pedestal wash hand basin and low flush WC. uPVC double

glazed window to front aspect overlooking the adjacent houses and Antron Stream. Radiator, extractor fan, ceiling light.

THE EXTERIOR

TO THE FRONT

A token area of front garden laid with stone chippings and steps leading up to the front door.

TO THE REAR

The enclosed and low maintenance rear garden enjoys a sunny south east aspect with a patio seating area, timber garden shed and a mature camellia. A pedestrian gate gives access to the:-

REAR PARKING AREA

A paved parking area with allocated parking for one car.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas 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

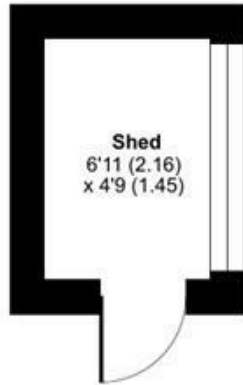
Eastwood Road, Penryn, TR10

Approximate Area = 764 sq ft / 70.9 sq m

Outbuilding = 33 sq ft / 3 sq m

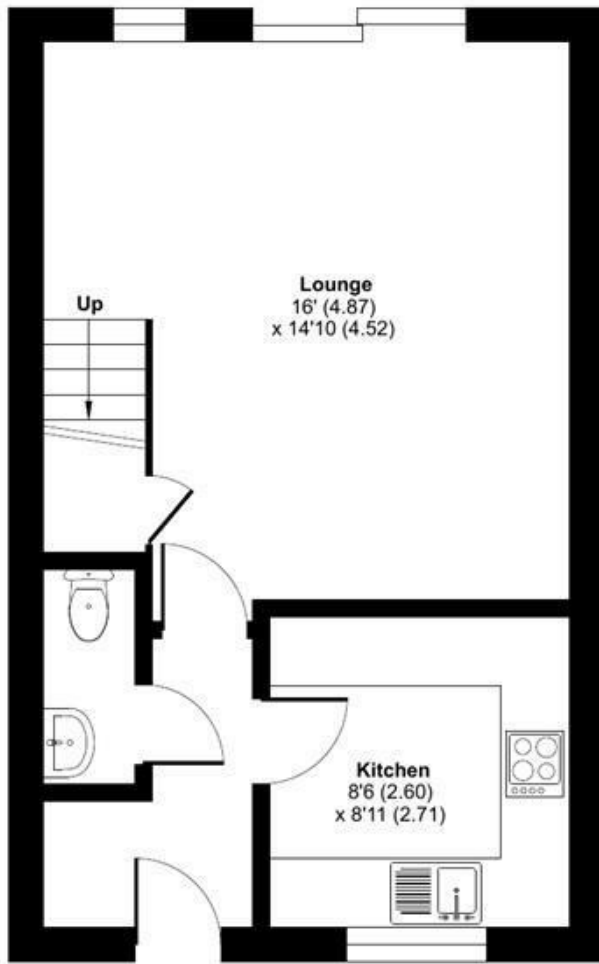
Total = 797 sq ft / 73.9 sq m

For identification only - Not to scale



Shed
6'11 (2.16)
x 4'9 (1.45)

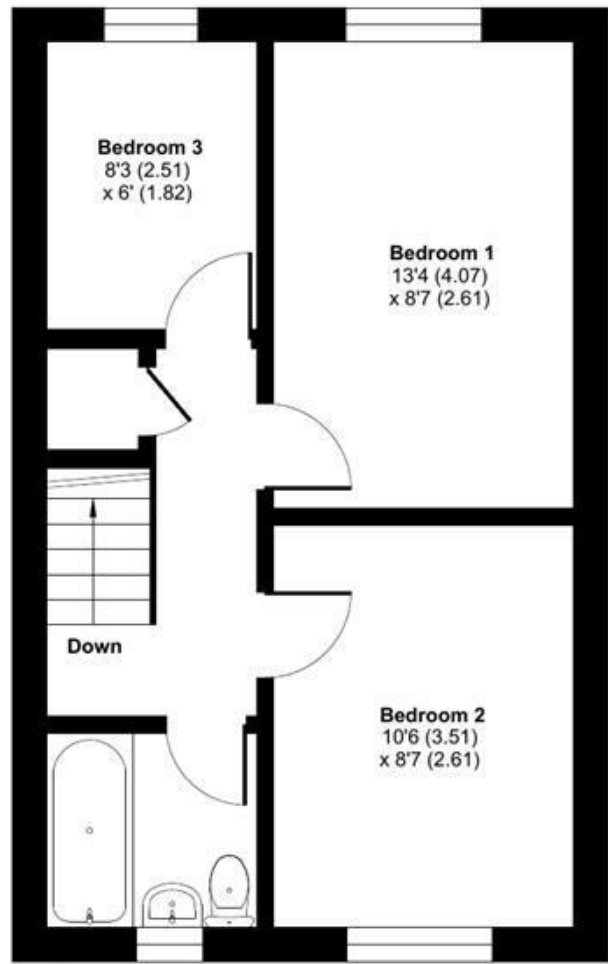
OUTBUILDING



Lounge
16' (4.87)
x 14'10 (4.52)

Kitchen
8'6 (2.60)
x 8'11 (2.71)

GROUND FLOOR



Bedroom 3
8'3 (2.51)
x 6' (1.82)

Bedroom 1
13'4 (4.07)
x 8'7 (2.61)

Bedroom 2
10'6 (3.51)
x 8'7 (2.61)

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Laskowski & Company. REF: 1468680