Laskowski &Co



156 Little Oaks, Penryn, TR10 8QF

Guide Price £235,000

Located within the popular modern development of Little Oaks on the outskirts of Penryn is this 2 bedroom 'red brick faced' semi-detached home. The property requires some updating offering new owners the opportunity to put their 'own stamp' on the accommodation which currently comprises: entrance porch, living room and kitchen, with 2 bedrooms and a shower room on the first floor. The property benefits from driveway parking for 3 cars and an enclosed garden to the rear. Little Oaks is situated less than a mile from Penryn University and close to many of the towns amenities including 2 supermarkets. An ideal first time buy or investment opportunity. Being sold with no onward chain.

Key Features

- 2 bedroom semi-detached modern home
- Requiring updating and modernisation
- Driveway parking for up to 3 cars in tandem
- No onward chain
- Favourable position in popular development
- Enclosed low maintenance rear garden
- Edge of Penryn location
- EPC rating C











THE ACCOMMODATION COMPRISERS

ENTRANCE PORCH
Wood-effect laminate flooring and central ceiling light. Built-in cupboard housing the consumer unit and gas meter, with additional wall mounted consumer unit and electric meter. Obscure glazed door leading into the:-

LIVING ROOM
A spacious, reception room, continuation of the wood-effect laminate flooring, two central ceiling lights. A turning staircase rises to the first floor with under-stair storage cupboard. Focal-point living-flame gas fire set on a slate hearth with tiled surround and wood mantel. uPVC double glazed window to the front aspect and modern night storage heater. Door to the:-

KITCHEN/BREAKFAST ROOM
Overlooking the enclosed rear garden, the kitchen features a uPVC double glazed window and matching door to the rear patio. Fitted with a range of eye and base level units with roll-top work surface, inset sink and drainer, four-ring gas hob with built-in electric oven below, and part tiled splashbacks. Integrated fridge/freezer, space and plumbing for washing machine, tiled flooring. Ample room for small dining table and chairs, with central ceiling mounted spotlights and modern night storage heater.

FIRST FLOOR

LANDING
Doors to both bedrooms and family shower room. Loft hatch, recessed ceiling light, ceiling mounted positive ventilation system.

BEDROOM ONE
A double bedroom with uPVC double glazed window to the rear aspect overlooking the garden. Central ceiling light, wall mounted heater.

BEDROOM TWO
A second, smaller double bedroom featuring a built-in full height wardrobe providing both hanging space and shelving. uPVC double glazed window to the front aspect. Wall mounted heater, central ceiling light.

SHOWER ROOM/WC
Currently configured as a wet room with wet room-style floor, fully tiled walls, electric shower with low level shower screen and curtain. The suite comprises a dual flush WC and pedestal wash hand basin. Electric chrome heated towel rail, extractor fan, central ceiling light, obscured uPVC double glazed window to the side aspect. Over-stair storage cupboard housing the hot water cylinder.

THE EXTERIOR

FRONT
Garden area laid with shingle and containing a number of shrubs. A paved pathway leads to the front door. A good-sized driveway provides off-road, tandem parking for up to three cars. Outside cold water tap and timber pedestrian gate provide access to the:-

REAR GARDEN
The rear garden is fully enclosed with fencing and designed to be low maintenance. A paved patio provides plenty of space for outside seating, leading to a raised area of shingle with a rotary drying line. The garden is bordered by flowerbeds containing a number of shrubs, including camellia and rhododendron. A timber garden shed offers useful storage, and a pedestrian gate provides access back to the driveway and the front of the property.

GENERAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage are connected to the property.

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.









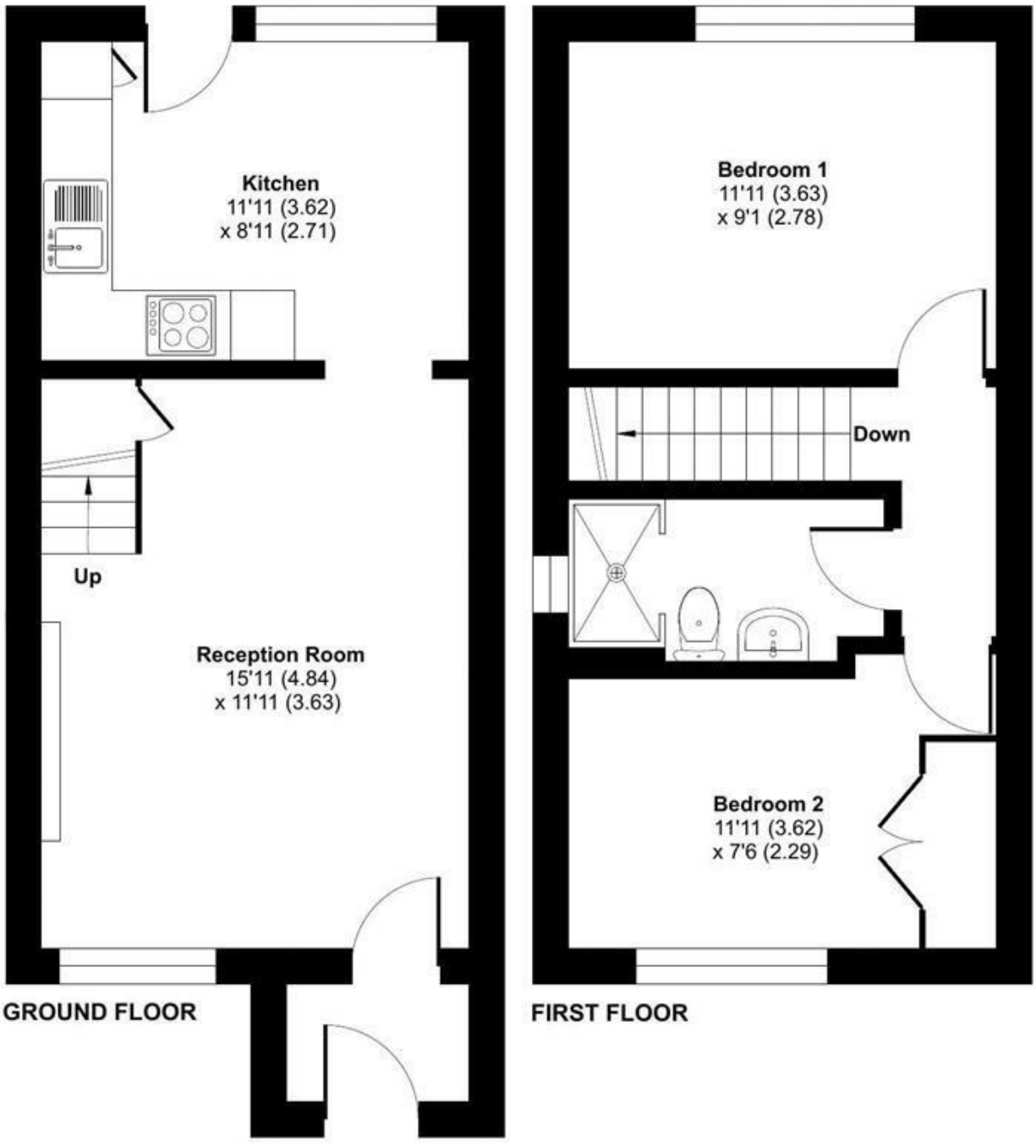


Floor Plan

Little Oaks, Penryn, TR10

Approximate Area = 624 sq ft / 57.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Laskowski & Company. REF: 1528789