



MUTTON ROW, PENRYN

£270,000





## FULL DESCRIPTION

A characterful two bedroom semi-detached house, with a large back garden and front courtyard/utility area (currently housing washing machine).

Dining Room - Engineered oak flooring, understairs storage, Two built-in storage cupboards (one housing combi boiler). Radiator. Sash window with views to front courtyard.

Sitting Room - Engineered oak flooring. Open fireplace (used regularly), two built-in storage cupboards. Radiator. Sash window overlooking garden with views over Penryn.

Kitchen - A range of base and eye level units, with 1 ½ bowl sink. Built in electric oven and gas hob with extractor hood over. Space for fridge and slim-line dishwasher. Window overlooking front courtyard, plus window overlooking lane. Glazed door to front courtyard.

Stairs to upper landing - with over stair-well Laundry Maid drying rack for laundry, providing hanging space for clothes. Large airing cupboard.



Bedroom One - With sash window overlooking garden and views over Penryn. Two alcoves. Period fireplace. Radiator

Bedroom Two - With sash window overlooking lane. Period fireplace. Radiator

Bathroom - Bath with shower over, toilet and wash-hand basin. Casement window overlooking back lane. Radiator

Garden - Garden overlooking Penryn, with raised beds.

Front courtyard - With steps from Mutton Row lane to front courtyard, with built-in utility cupboard, housing washing machine

**OTHER INFORMATION** Tenure - Freehold

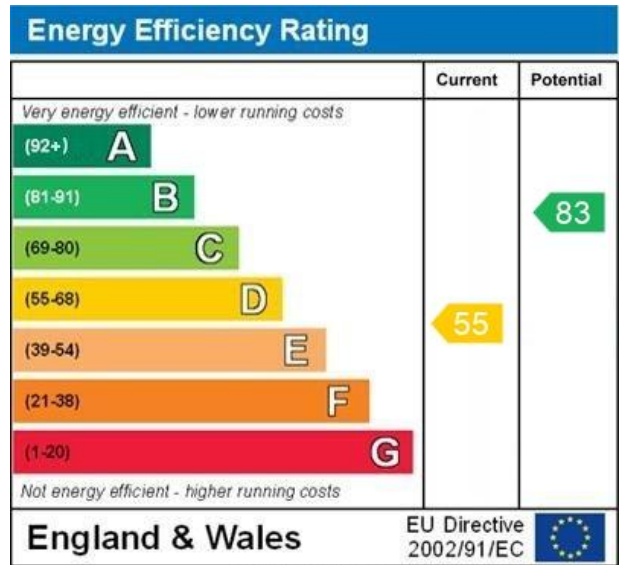
Council Tax - B

EPC - D

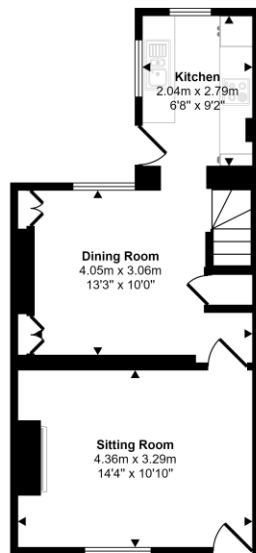
Central heating - Gas

**OTHER INFORMATION** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

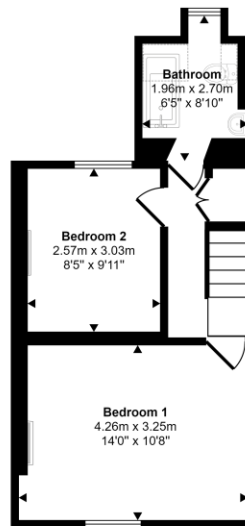




Approx Gross Internal Area  
69 sq m / 738 sq ft



Ground Floor  
Approx 36 sq m / 383 sq ft



First Floor  
Approx 33 sq m / 355 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.

Swingbridge House, Anchor Quay, Penryn, Cornwall, TR10 8GU

www.smartestateagent.co.uk  
lettings@smartestateagent.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.