

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



7 Loscombe Road

Four Lanes, Redruth, TR16 6QA

£299,950



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We are delighted to bring to market this double fronted, late Victorian period four bedroomed property, with some original features and being marketed for the first time in 39 years! Presenting a great opportunity for family living, this very good sized property is in a quite convenient location, ideally placed for local schools and the amenities of two nearby good sized towns. On entry, there is a useful porch before an internal door opens into the hallway which, in its central positioning, links all of the downstairs accommodation. This gives a quite convenient flow through from the lounge/living room, into the rear conservatory/sun room and returning to the wide galley style kitchen, with some integrated appliances, which in turn has open access to the dining room positioned at the front of the property. In addition, the conservatory links the kitchen with a utility room from where access is given to a convenient downstairs toilet. Stairs to the first floor initially lead to a split level half landing which is enhanced by a window above. A right turn staircase leads up to a rear single bedroom which would make an ideal study should the new owner wish to re-purpose. A switchback staircase leads up to the landing and from here, the remaining three bedrooms are accessed, all of which are positioned to the front of the property. Complementing the bedrooms is a very generously sized family bathroom which includes both a bath and a large walk-in thermostatic shower, finished in aqua board throughout. Heating is via an oil fired boiler, complemented by double glazing to the front and the conservatory. Externally, the property has a reverse L-shaped driveway which can accommodate parking for up to three vehicles with the addition of a garage which albeit a single garage, it runs the full depth of the property allowing for workshop space to the rear. The front garden is split by the addition of a pathway from the pedestrian walkway which borders a laid to lawn area and a planting area and from here, this leads to the front door. The pathway across the front of the property continues to one side and connects the rear. The pleasant rear garden is south west facing so will benefit from the sunshine in the afternoons and evenings. A pathway runs along the back of this home, connecting the front. A further central pathway splits two laid to lawn areas. In terms of location, the popular village of Four Lanes has a nearby convenience store with a Post Office which is within a short walk of the property as are the local primary school and two public houses. Furthermore, the village is located within a ten minute drive of Redruth town centre whilst Camborne town centre is also within four miles. Bus services also give access to Redruth, Camborne, Helston and Falmouth. Further afield, Portreath beach is within twenty minutes by car, as are Tehidy Country Park and Tehidy Golf Club. The delightful Gwithian Beach is around twenty five minutes away.

Wooden front door with three clear single glazed panels above opens to:

ENTRANCE PORCH

With a light and a high level services/fuse box. Door with two single

obscure glazed panels and two obscure single glazed side panels opens to:

HALLWAY

Radiator, understairs storage cupboard and stairs to the first floor.

LOUNGE

12'7" x 21'3" (3.84m x 6.49m)

Wooden casement double glazed bay window overlooking the front garden and aspect. Radiator and a coal effect electric fire set on a composite hearth with a composite fireplace surround. Built-in bookcase and casement clear glazed French doors with clear glazed side windows open to:

REAR CONSERVATORY/SUN ROOM

26'10" x 12'8" (8.19m x 3.87m)

Radiator and double glazed windows overlooking the rear garden and aspect. Upvc double glazed French doors open out to a rear patio. Door to:

UTILITY AREA

7'4" x 6'6" (2.26m x 1.99m)

Half single clear glazed door opening to a rear patio with a single glazed side window. Grant oil fired boiler. Loft access hatch to a very shallow loft. Casement obscure glazed half panelled door opens to:

WC

Partially tiled with a low level wc and a wash hand basin with a tiled splash back. Radiator and an obscure single glazed window to the front aspect.

KITCHEN

10'9" x 8'6" (3.29m x 2.60m)

A wide galley style kitchen with an open access archway to the dining room. Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. One and a half bowl stainless steel sink and drainer. Integrated Proline dishwasher, integrated Cata electric hob with a steel splash back and an integrated Whirlpool extractor hood over plus an integrated oven and grill below.

DINING ROOM

11'5" x 10'11" (3.50m x 3.33m)

Wooden casement double glazed window overlooking the front garden and aspect. Radiator.

FIRST FLOOR

SPLIT LEVEL LANDING

Clear double glazed window. Steps to:

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BEDROOM 4

9'1" x 5'8" (2.79m x 1.74m)

Two clear single glazed windows overlooking the rear garden and aspect. Radiator and built-in storage shelves.

LANDING

Loft access hatch and a radiator.

BEDROOM 1

11'6" x 13'8" (3.52m x 4.18m)

A dual aspect room with a wooden double glazed window overlooking the front garden, aspect and public open space behind a deep wooden sill. Further wooden double casement glazed window overlooking the side aspect behind a deep sill. Built-in bookcase.

BEDROOM 2

11'1" x 11'0" (3.39m x 3.37m)

Wooden clear double glazed window overlooking the front garden, aspect and public open space with a radiator below.

BEDROOM 3

6'5" x 7'7" (1.97m x 2.32m)

Clear double glazed wooden window overlooking the front garden, aspect and public open space with a radiator below.

FAMILY BATHROOM

10'11" x 9'9" (3.33m x 2.99m)

Partially aqua boarded with a low level wc and a wash hand basin with a mirrored medicine cabinet above. Bath and a large walk-in shower with a thermostatic shower and glass shower screen. Wall mounted towel radiator and two obscure glazed windows to the rear aspect.

OUTSIDE

To the front a hard standing driveway provides parking for up to three vehicles and leads to LARGE SINGLE GARAGE 4.06m x 9.07m (13'4" x 29'9") with an up and over door, lighting and power, a clear double glazed

window overlooking the driveway and a door to the rear accessing the patio. A slabbed pathway leads to the front door bordering a laid to lawn area with borders of mature trees, hedging and shrubs. There are traditional walled borders to two sides and a gravelled planting area. A gate leads to the rear garden with French doors from the conservatory opening to a rear patio leading to the side and an oil tank. A pathway splits two laid to lawn areas being fully enclosed with borders of mature trees, plants, shrubbery and Bamboo. There is a low level walled planting feature.

DIRECTIONS

From our office in Redruth take the main road towards Helston and into the village of Four Lanes. Continue into the village square, turn right into Loscombe Road and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 5 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Good outdoor & indoor, Three Good outdoor & variable indoor, O2 Good outdoor & indoor, Vodafone Good outdoor & indoor (sourced from Ofcom).



Road Map



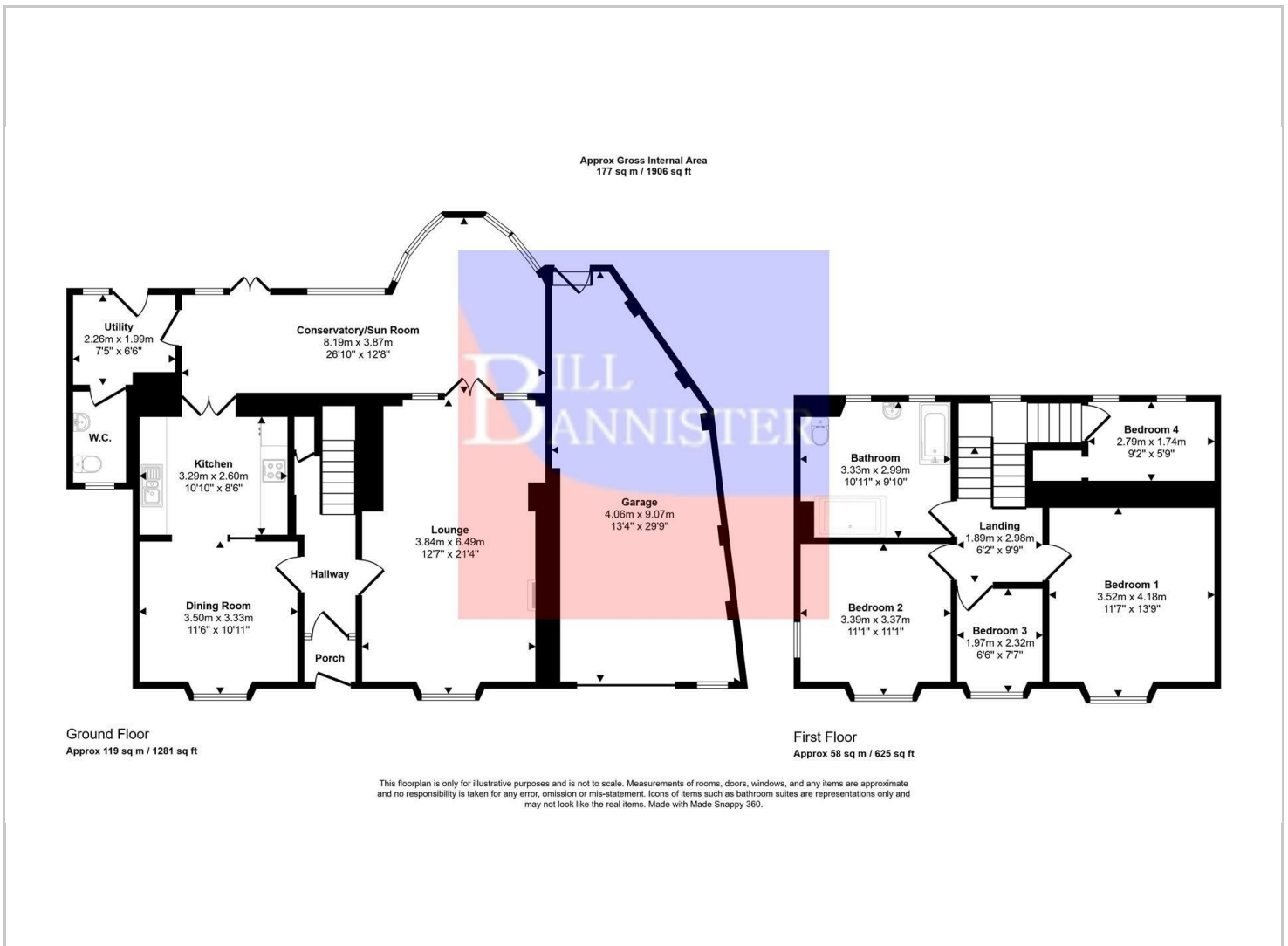
Hybrid Map



Terrain Map



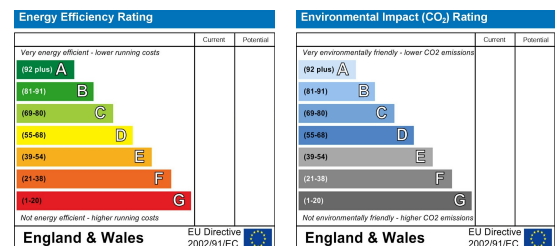
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.