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BILL BANNISTER

Sales & Lettings



40 Ballard Estate

Four Lanes, Redruth, TR16 6QL

£150,000



Offered for sale with no onward chain, this modern terraced house would be ideal for first time buyers or investment purposes. It benefits from two bedrooms with a first floor bathroom, an entrance porch, a lounge and a kitchen/diner. The property is double glazed and this is complemented by electric heaters. Externally there are gardens to both front and rear plus the bonus of a parking space.



Now ready to update to your own requirements, this modern terraced house is offered with no onward chain. It has two bedrooms with the rear bedroom having a particularly pleasant open aspect and there is a family bathroom. To the ground floor an entrance porch leads to a lounge and then to a kitchen/diner. There are modern electric heaters, double glazing and the property is fitted with a Drimaster air circulation system. Externally there are front and rear gardens plus the bonus of a parking space situated in the garage block close by. Four Lanes village offers a post office/store, two public houses, a primary school and bus services serving both Redruth and Helston. As previously mentioned, this property is now in need of updating and this is fairly reflected in the asking price.

ENTRANCE PORCH

With a upvc double glazed front door and a door to:

LOUNGE

15'1" x 11'2" (4.61m x 3.42m)
Stairs to the first floor, an electric heater and a window to the front.

KITCHEN/DINER

14'11" x 9'1" (4.56m x 2.78m)
Single drainer stainless steel sink unit with a double cupboard below and a wall mounted double cupboard above. Door and window to the rear. Understairs cupboard with space for white goods.

FIRST FLOOR

BEDROOM 1

11'10" x 9'0" (3.62m x 2.76m)
Window to the front elevation and an electric heater. Built-in cupboard and a wardrobe.

BEDROOM 2

7'9" x 9'11" (2.38m x 3.03m)
Window to the rear with views over open fields. Electric heater.

LANDING

Airing cupboard housing a hot water cylinder. Drimaster air circulation system. Loft access.

BATHROOM

6'4" x 5'4" (1.95m x 1.64m)
Mostly wipe clean walls and having a panelled bath with a mixer and shower. Wash hand basin and a low level wc.

OUTSIDE

There is an open plan lawned front garden with a pathway and steps up to the front door. The rear garden is a well enclosed and laid to lawn with a gateway leading through to the garage block where the parking space is easily identified as the gap in the garage block on the right hand side.

DIRECTIONS

From Redruth take the main road towards Helston into the village of Four Lanes. Turn left opposite the MOT garage into Ballard Estate. Follow the road around to the left and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and electric heaters.

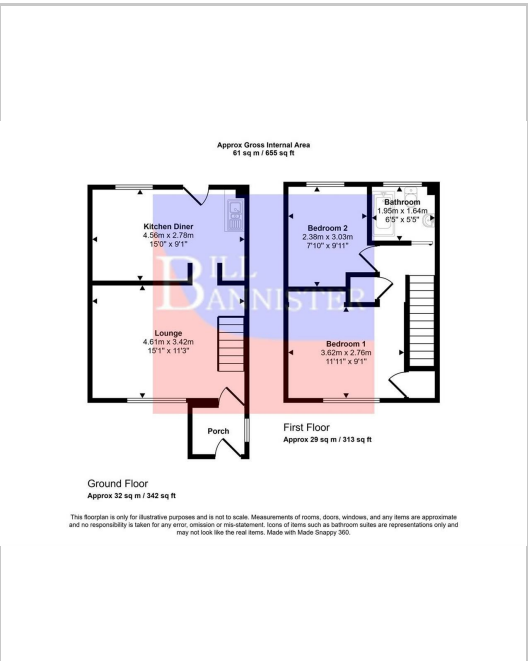
Broadband highest available download speeds - Standard 2 Mbps, Superfast 68 Mbps (sourced from Ofcom).

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

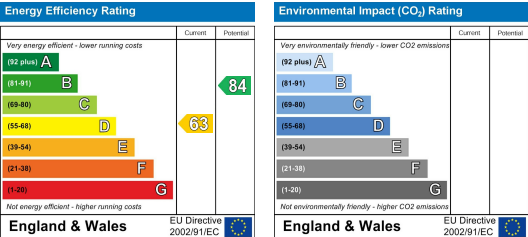
Area Map



Floor Plans



Energy Efficiency Graph



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