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BILL BANNISTER

Sales & Lettings



7 Penventon Terrace

Four Lanes, Redruth, TR16 6QX

£289,950



Offered for sale with no onward chain, this substantial detached house is situated on the edge of the village of Four Lanes and benefits from very well presented family accommodation. There are four bedrooms with a family bathroom, a lounge with a multi fuel burner, a separate dining room, a fitted kitchen and the bonus of a utility room and ground floor cloakroom. The property is double glazed and this is complemented by oil fired heating. Externally there is paviour parking to the front for several vehicles and a lovely rear garden backing onto open fields.



This is an excellent opportunity to acquire a substantial detached property with four bedroomed accommodation and two reception rooms. It has recently been redecorated and has an excellent standard of presentation. The property has oil fired heating complemented by double glazing and the lounge has a multi fuel stove. Both the kitchen and bathroom are well appointed. Views are enjoyed from both the front and rear of the property with glimpses down to the south coast. To the front there is a paviour block driveway providing plenty of parking and turning and to the rear there is a generous lawned garden backing onto open fields. The property is situated on the Redruth side of Four Lanes village which itself offers a post office/store, two public houses and bus services.

ENTRANCE PORCH

5'0" x 3'4" (1.54m x 1.04m)
With a triple aspect and a tiled floor. Door to:

HALLWAY
Radiator.

LOUNGE
14'9" x 12'3" (4.51m x 3.74m)
Focusing on a wood mantel and a slate hearth housing an inset multi fuel stove. Double glazed sash window and a radiator.

DINING ROOM
10'4" x 12'3" (3.15m x 3.75m)
Understairs cupboard, a radiator and a sash window.

KITCHEN
10'9" x 9'7" (3.30m x 2.94m)
Well fitted with a single drainer sink unit, plenty of working surfaces with cupboards and drawers beneath and space for white goods. Splash backs, complementary eye level cupboards and a built-in tall cupboard. Tiled floor and a radiator.

UTILITY ROOM
6'4" x 6'7" (1.95m x 2.03m)
With a Trianco oil fired boiler, a worktop, space for white goods and a radiator.

CLOAKROOM
7'4" x 2'10" (2.26m x 0.88m)
Space for white goods, a low level wc, wash hand basin and an extractor fan.

FIRST FLOOR

BEDROOM 1
10'9" x 12'0" (3.28m x 3.68m)
Radiator and a sash window with a fine view.

BEDROOM 2
10'9" x 12'0" (3.28m x 3.68m)
Fitted wardrobe, a radiator and a sash window with a fine view.

BEDROOM 3
10'7" x 6'4" (3.25m x 1.94m)
Window to the rear and a radiator.

BEDROOM 4
6'5" x 6'2" (1.96m x 1.90m)
Radiator and a sash window with views. Loft access.

BATHROOM
7'10" x 10'0" (2.39m x 3.07m)
Panelled bath with a tiled surround and a separate shower cubicle with a Mira electric shower. Wash hand basin and a wc. Airing cupboard housing a hot water cylinder. Radiator and wall tiling.

LANDING
A deep cupboard and a second loft access.

OUTSIDE
To the front there is plenty of paviour parking and turning which certainly is an asset to the property. There is also a gravelled area and a substantial side gate leads to the rear. To the rear there is a courtyard and steps lead up to a generous lawned garden that backs onto open fields.

DIRECTIONS
From our office in Redruth take the main towards Helston. Proceed into the village of Four Lanes and Penventon Terrace will be found on the right hand side.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: E.

SERVICES
Mains drainage, mains water, mains electricity, oil heating and a multi fuel stove.

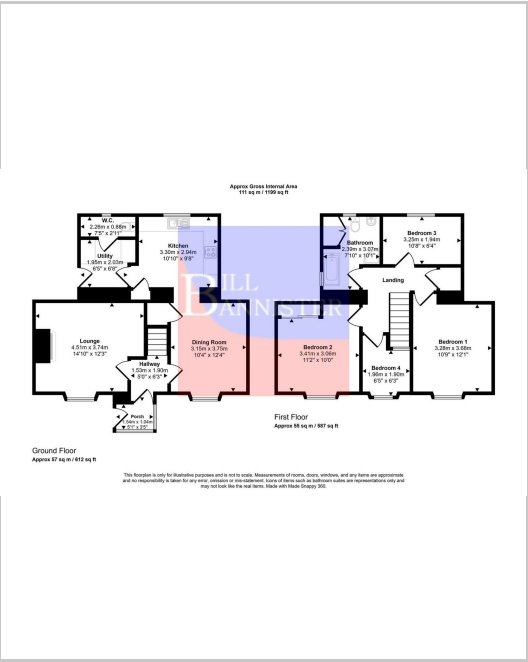
Broadband highest available download speeds - Standard 5 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

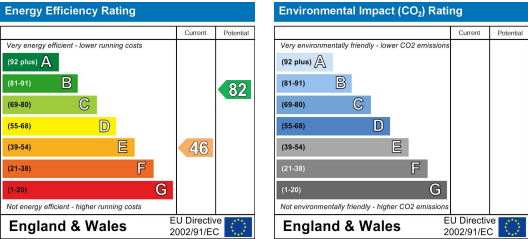
Area Map



Floor Plans



Energy Efficiency Graph



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