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BILL BANNISTER

Sales & Lettings



Penlea, 3 Woodlands Terrace

Lanner, Redruth, TR16 6HQ

£195,000



Situated in the centre of the popular village of Lanner, this substantial terraced house would now benefit from some updating and modernisation. The family sized accommodation offers four bedrooms, two separate reception rooms, a kitchen, a rear sun room/utility and a family bathroom. Externally there are enclosed low maintenance gardens with the bonus of several outbuildings and a garage in a block.



We would like to offer for sale this four bedroomed mid terrace property located in a particularly popular village location which offers convenient access to surrounding towns, beaches and other places of interest. In need of some modernisation, this property retains a number of characterful heating features, including an open fireplace, a Parkray solid fuel fire providing additional warmth, and furthermore, a coal fired Rayburn serving the kitchen ... all ideal features for those who appreciate classic, multi-fuel heating systems! Set back from the road, the front door is accessed via a storm porch. There is a reception room to the front of the property which has the open fire set on a tiled hearth with a tiled surround. The rear reception come dining room has the Parkray set on a tiled hearth with a tiled surround. The kitchen is in effect a three part layout, the initial part accessed from the hallway which leads through to the main area whilst the current vendors have utilised the sun room/utility for additional kitchen space. There is a downstairs bathroom accessed from the middle area of the kitchen which has the added bonus of a separate shower cubicle. The bathroom also has a radiator served by the Rayburn. To the first floor, there are four bedrooms, two to the front and two to the rear. The larger of the bedrooms at the front of the property benefits from a full length built in wardrobe. Externally, the front of the property is accessed from the pedestrian pavement up to the storm porch. The front garden is low maintenance with the addition of a planting area and a small pond. The rear garden is very low maintenance with a split level patio. There is a good sized shed come workshop, a block built coal bunker and a block built outbuilding currently serving as a utility room with space and plumbing for a washing machine and tumble dryer. A gate to the rear gains access to a shared pathway. There is a separate garage within a block off a lane up behind the property and being within a short walk. In terms of location, Lanner village offers public transport connections, a convenience store, a fish and chip shop and a bakery. There is also a petrol station with additional shopping facilities. Lanner is always considered a popular location and there is a well thought of primary school within a short walking distance. Further afield, Redruth town centre is a short drive of just over two miles where many local amenities can be found along with a mainline railway station offering services to London amongst other destinations. Further afield, the centres of both Truro and Falmouth can be reached in around twenty five minutes or less by car. The location also offers opportunities for walking and exploring the local countryside including access to Carn Marth, the second highest point in the county that offers tremendous 360 degree views across to both coasts on a clear day and can be reached on foot in around thirty minutes.

Wooden front door with a single obscure glazed panel and an obscure glazed panel above opens to:

HALLWAY

Creda night storage heaters and stairs to the first floor with an understairs storage cupboard.

LOUNGE/RECEPTION 1

11'7" x 11'6" (3.55m x 3.52m)
Upvc double glazed window overlooking the front garden and aspect. Open fireplace set on a tiled hearth with a tiled surround. Creda Automatic night storage heater.

DINING ROOM/RECEPTION 2

12'8" x 10'5" (3.87m x 3.19m)
Single glazed sash window overlooking the rear utility/sun room. Parkray fire set on a tiled hearth with a tiled surround. Night storage heater and a door with a single glazed panel opens to:

KITCHEN

4'9" x 8'7" + 8'7" x 11'7" (1.45m x 2.64m + 2.63m x 3.54m)
A staggered kitchen with space for white goods and a roll edge work surface with a storage cupboard and drawers below. Open access continues to the kitchen with a range of eye level storage cupboards and base level storage cupboards and drawers plus roll edge work surfaces. Open eye level storage shelves. Coal fired inset Rayburn set on a tiled base with a tiled surround. One and a half bowl stainless steel sink and drainer below a upvc window overlooking the rear courtyard. Inset storage wall cupboards, space for an electric cooker and a concertina door opens to:

REAR SUN ROOM/UTILITY

7'5" x 3'11" (2.28m x 1.21m)
Storage cupboards and drawers below a roll edge work surface. Upvc door with an obscure double glazed panel opens to the rear courtyard. Single glazed windows overlooking the rear garden.

FAMILY BATHROOM

6'11" x 10'11" (2.13m x 3.35m)
Fully tiled with a low level wc and a wash hand basin with a tiled splash back and mirrored medicine cabinet above. Bath with a tiled splash back and a separate shower cubicle with a Mira Jump electric shower and a hinged glass door. Obscure double glazed window to the rear aspect and an obscure double glazed window to the side aspect. Wall mounted radiator (fed from the Rayburn in the kitchen).

FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM 1

9'7" x 12'6" (2.93m x 3.83m)
Upvc double glazed window overlooking the front garden and aspect. Night storage heater and a full length built-in wardrobe with sliding doors, hanging space and shelved storage.

BEDROOM 2

12'2" x 12'11" (3.72m x 3.96m)
Night storage heater and a upvc double glazed window overlooking the rear garden and aspect.

BEDROOM 3

6'8" x 8'8" (2.04m x 2.65m)
Upvc double glazed window overlooking the front garden and aspect.

BEDROOM 4

8'3" x 13'1" (2.52m x 4.00m)
A dual aspect room with a upvc double glazed window overlooking the rear garden and aspect plus a second upvc double glazed window overlooking the rear garden and aspect. Night storage heater.

OUTSIDE

To the front steps lead up to a front patio with a planting feature. Further steps lead up to a storm porch with mosaic floor tiles and an obscure glazed frame. There is a pond and traditional walled borders. To the rear a upvc door with a clear double glazed panel leads out from the sun room/rear utility to a low maintenance rear garden patio. There are traditional walled borders and a split level patio. There is a SHED/WORKSHOP 2.84m x 3.43m (9'4 x 11'3) with lighting and power, a BLOCK BUILT COAL BUNKER and a BLOCK BUILT OUTBUILDING 2.60m x 1.21m (8'6 x 4') currently used as a utility room with space and plumbing for a washing machine, space for a tumble dryer and a single glazed window overlooking the rear garden. Outside tap, an outside light and a rear gate to a shared access path. The rear garden also has a raised planting border. There is a GARAGE 2.63m x 4.86m (8'8 x 15'11) in a block located off Glenside Gardens.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through South Downs and over the brow of the hill and down into Lanner village. The property will be found on the left hand side just before the fish and chip shop.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity, night storage heaters, open fire, solid fuel Parkray, coal fired Rayburn.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

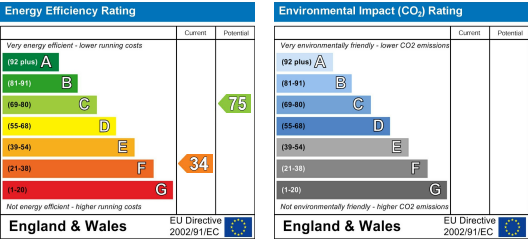
Area Map



Floor Plans



Energy Efficiency Graph



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