



**Grylls Park, Lanreath**

**Guide Price: £250,000**

**Jefferys** ESTABLISHED 1865



# 16 Grylls Park, Lanreath, Looe, Cornwall PL13 2NG

A recently refurbished three bedroom terraced house with gardens and garage. The property is situated in the popular village of Lanreath and has the benefit of attractive rural views to the front. The house has been recently refurbished to include, new kitchen, bathroom, decoration and floor coverings. The property is ideally suited as a first time buyer home or as a family home. For sale with no onward chain.

Lanreath is a small village with a community shop with a sub post office, a church, village hall, public house/restaurant and Social Club. The larger village of Pelynt close by centred around the pretty Parish Church of St Nonnas has a thriving community and a number of amenities in the village which includes a primary school, two grocery stores, hairdressers, doctors surgery, public house and garage. Liskeard meanwhile 9 miles away is able to cater for most day to day needs and has a main line railway station connecting to Plymouth and London (Paddington). There is outstanding scenery in the immediate area with Bodmin Moor and the beautiful South Coast within a few minutes' drive.

Built around 1974 the property has electric heating, garage and uPVC double glazing. Attractive rural views are in place to the front with the house being located in a desirable development within the village providing spacious accommodation.

## ACCOMMODATION

(All measurements being approximate)

### Ground Floor

**Entrance Hall** – uPVC double glazed window door and glazed panel to the front, night storage heater and under stair storage cupboard with consumer unit.

**Cloakroom/wc** – uPVC double glazed window to the front, new suite comprising low level wc, wash hand basin with vanity unit under.

**Kitchen/Dining Room** – 11' 4" x 11' 0" (3.46m x 3.35m) - uPVC double glazed window to the front, new kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, electric oven and ceramic hob, polycarbonate sink unit, freestanding fridge freezer with plumbing for washing machine, new vinyl flooring.

**Lounge** – 21' 2" x 10' 6" (6.46m x 3.21m) - uPVC double glazed windows and door to the rear, 2 electric night storage heaters, serving hatch to the kitchen, decorative stone fireplace with mantle.

### First Floor

**Landing** – uPVC double glazed window to the side.

**Bedroom 1** – 10' 8" x 9' 5" (3.26m x 2.88m) – uPVC double glazed window to the rear, built in wardrobe with hanging rail and shelf, night storage heater.

**Bedroom 2** – 13' 9" x 9' 4" (4.19m x 2.85m) – uPVC

double glazed window to the rear, built in wardrobe with hanging rail and shelf, night storage heater.

**Bedroom 3** – 9' 5" x 8' 3" (2.86m x 2.51m) – uPVC double glazed window to the front, built in wardrobe with hanging rail and shelf, night storage heater.

**Bathroom/wc** – uPVC double glazed window to the front, new suite comprising panelled bath with electric shower over, low level wc, wash hand basin with vanity unit under, built in airing cupboard with factory insulated hot water cylinder and electric immersion heater, part shower board walls, new vinyl floor.

### Outside

To the front there is a shared parking area which then leads to a mature shrub garden approach to the front door. To the rear, there is a detached garage measuring - 17' 5" x 8' 6" (5.31m x 2.59m) with up an over door and electric connected. Parking is available immediately in front of the garage although this is outside the Title.

A pedestrian gate leads to an enclosed garden with mature shrubs and patio area immediately off the Lounge.

**COUNCIL TAX** Band B

**EPC RATING** Band E

### SERVICES

Mains drainage, Water and Electricity are connected to the property.



Electric night storage heating.

Good Mobile Coverage and good broadband available.

### TENURE

The property is being sold as Freehold with vacant possession upon completion.

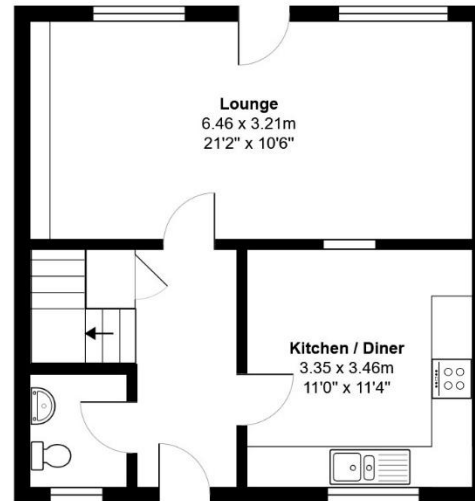
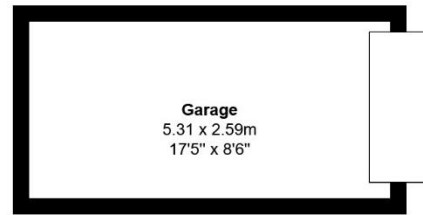
### MINING AND RADON

The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

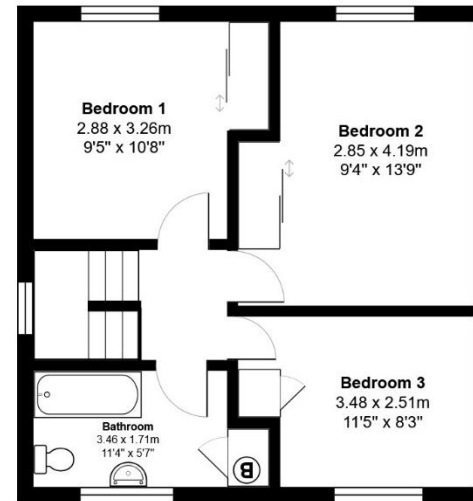
### VIEWING

Strictly by prior appointment with the Agents - Jefferys  
(01579 342400)





Ground Floor



First Floor

16, Grylls Park, Lanreath, PL13 2NG

Total Area: 84.8 m<sup>2</sup> ... 913 ft<sup>2</sup> Excluding Garage

All measurements are approximate and for display purposes only



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