



12 Pennance Terrace

Lanner, Redruth, TR16 5TP

£265,000



This lovely character cottage offers spacious family living accommodation and benefits from a lounge with a wood burner, a fitted kitchen/diner, three bedrooms and a first floor bathroom. In addition to the wood burner the property has LPG gas heating and this is complemented by double glazing. Externally there is a lovely enclosed front garden with mature shrubs and a useful block built shed plus the bonus of parking for two vehicles to the rear.



Situated in the popular village location of Lanner is this three bedroom end of terrace character cottage. In our opinion the property is now in need of some updating and we feel this gives someone the opportunity to put their own stamp on it. The ground floor has the benefit of a kitchen/diner with a built-in electric hob and oven. The lounge has a cosy cottage feel with a focal point wood burner having a lovely granite surround and exposed granite walls to either side plus ceiling beams. Although cosy, there is plenty of natural light with the lounge having two sash style windows overlooking the garden. To the first floor there are three bedrooms and the master bedroom has the benefit of built-in wardrobes. The bathroom has an airing cupboard housing the LPG gas combination boiler. The LPG gas heating is complemented by double glazing throughout.

Externally the garden is well presented with a raised patio taking in the views over the valley. There is a lawned area with granite walls either side having some bedding borders and steps lead down to a patio area with a vegetable patch, a block built shed with power connected and a greenhouse. To the rear there is off road parking for two vehicles.

The village of Lanner is a popular location with the village having local amenities such as a local shop, a primary school, public houses, a bakery and a chip shop. A bus route runs through giving links to Falmouth and Redruth town centre where a main line railway to London can be located and other local amenities.

Stable style door with a glazed panel leading to:

LOUNGE

17'5" x 12'4" (5.32m x 3.76m)

Having a focal point wood burner with a granite surround and exposed granite walls to either side. Ceiling beams. Recess with storage shelves. Two double glazed sash style windows looking over the garden. Radiator. Door leading to:

KITCHEN/DINER

16'4" x 8'2" (5.00m x 2.51m)

The kitchen has a range of base units with a built-in electric oven and hob with a cooker hood over. Space and plumbing for a washing machine and further under counter space for white goods. Stainless steel sink and drainer with a tiled splash back. Ceiling beams. Two sash style double glazed windows. Stable style door leading to the rear of the property. Stairs leading to:

FIRST FLOOR

LANDING

Loft access. An Enviro vent condensation control system. Doors leading to:

BEDROOM 1

7'11" x 12'8" (2.43m x 3.87m)

With views over the garden and fields. Built-in mirror fronted wardrobes. Double glazed sash style window. Radiator.

BEDROOM 2

7'9" x 12'10" (2.37m x 3.93m)

Double glazed sash style window. Radiator.

BEDROOM 3

9'3" x 5'10" (2.83m x 1.78m)

Double glazed sash style window. Radiator.

BATHROOM

8'2" x 6'1" (2.50m x 1.87m)

Panelled bath, low level WC, and a pedestal wash hand basin. An airing cupboard housing the LPG combination Worcester boiler with storage shelves under. Built-in mirrored medicine cabinet. Obscure double glazed sash style window.

OUTSIDE

The front of the property is an enclosed garden and leading off from the lounge door, taking in the views over the valley, there is a raised patio seating area having some chippings and a raised bedding area containing mature plants. This was formerly used as a pond. Steps lead down to a lawned area with granite walls either side and a bedding border to one side with a built-in granite seat to the other. Further steps lead down to a patio area where there is a former vegetable patch which could be reinstated. There is a useful block built storage shed having power connected and a greenhouse. To the rear of the property is off-road parking for two vehicles.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth into Lanner Village. Turn left by the bakery into Pennance Lane and continue up the hill where Pennance Terrace will be found on the right hand side. Initially it may be best to park in Pennance Lane and walk to the property. Number 12 is located near the end of the lane on right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains metered water, mains electricity. LPG gas heating.

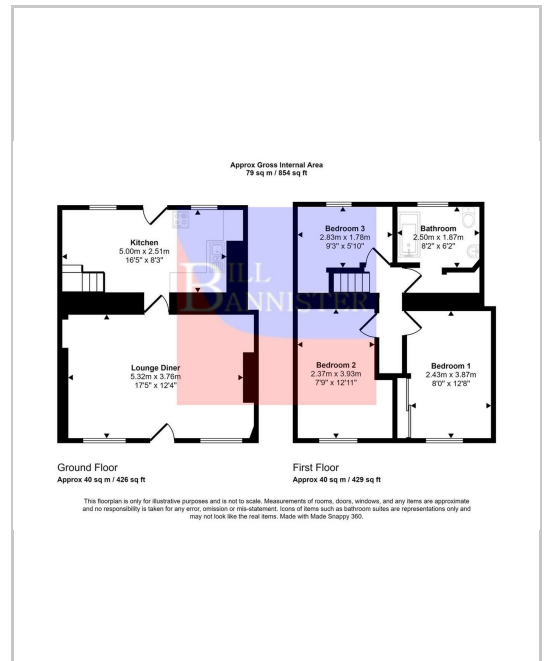
Broadband highest available download speeds - Standard 3 Mbps, Superfast 53 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three None, O2 Limited, Vodafone Likely (sourced from Ofcom).

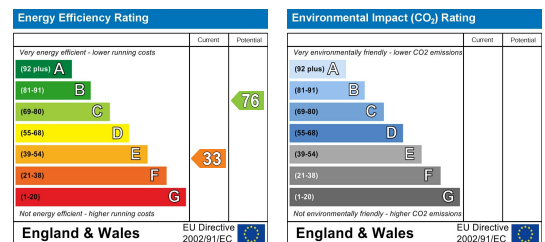
Area Map



Floor Plans



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.