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Sales & Lettings



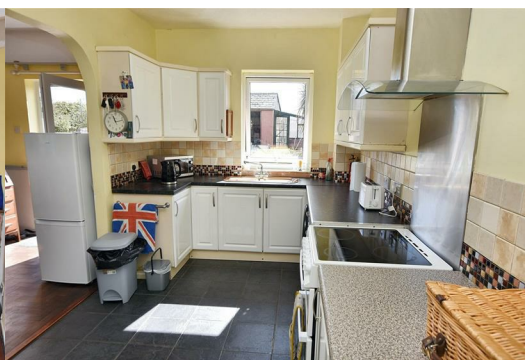
## Chy Karenza Pencoys

Four Lanes, Redruth, TR16 6LY

**£229,950**



Offered for sale with no onward chain, this character semi detached house is situated in a popular residential location and would now benefit from some updating. The family sized accommodation offers three bedrooms, a lounge, a separate dining area, a kitchen and a first floor bathroom. It is double glazed and this is complemented by oil fired heating. Externally there is parking to the front for several vehicles with the bonus of a garage and an enclosed rear garden.





Pencoy's is a favoured part of Four Lanes village and this semi detached house is situated at the far end, not far from open countryside. Offered with no onward chain, it is now ready to update to your own requirements and has some interesting features. These include a wood floor to the sitting room and the dining area has a parquet floor. The lounge has a focal point fireplace with display shelving and a tv shelf. The property is double glazed and there is an oil fired heating system. Externally there is parking to the front for several vehicles and a side driveway leading to a garden, a garage and a greenhouse. Four Lanes offers a post office/store, two public houses and bus services linking Helston with Redruth.

ENTRANCE PORCH

With a tiled floor and a small pane glazed door to:

LOUNGE

16'7" x 11'8" (5.07m x 3.57m)

With a stripped wood floor and focusing on a wall to wall fireplace with display shelving above and an extra part to the side with a tv shelf. Small pane glazed door to:

KITCHEN

8'0" x 13'4" (2.45m x 4.07)

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath, tiled backs and space for white goods. Eye level cupboards, a tall cupboard and a cooker hood with a stainless steel splash back beneath.

DINING AREA

6'7" x 13'6" (2.03m x 4.12m)

With a Parquet floor which in our opinion could be a fine feature of the property. Radiator and a door to the rear.

FIRST FLOOR

BEDROOM 1

9'2" x 13'4" (2.80m x 4.07m)

Built-in cupboard, a recess and a radiator.

BEDROOM 2

9'7" x 12'1" (2.94m x 3.69m)

A dual aspect with views. Radiator.

BEDROOM 3

8'9" x 6'2" (2.67m x 1.89m)

Radiator.

LANDING

Cupboard with a hot water cylinder, loft access and a radiator.

BATHROOM

5'8" x 8'2" (1.75m x 2.50m)

Sunken bath with a tiled surround, a mixer shower, curtain and rail. Wash hand basin with a splash back and a wc. Ladder radiator.

OUTSIDE

To the front there is parking for several vehicles and a side driveway for a smaller vehicle leading to further parking and then a GARAGE (4.59m x 5.70m 15'1" x 18'8") with an up and over door and an inspection pit. There is also an attached greenhouse. There is a lawned rear garden with a patio area to the rear of the property which houses the Worcester oil fired boiler in a casing and an oil storage tank. Outside tap.

DIRECTIONS

From our office in Redruth take the main road towards Helston into the village of Four Lanes. Proceed through the village and you will see the church on your left hand side. Beyond this is a terrace of houses and you will see Chy Karenza on the left hand side identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and oil heating.

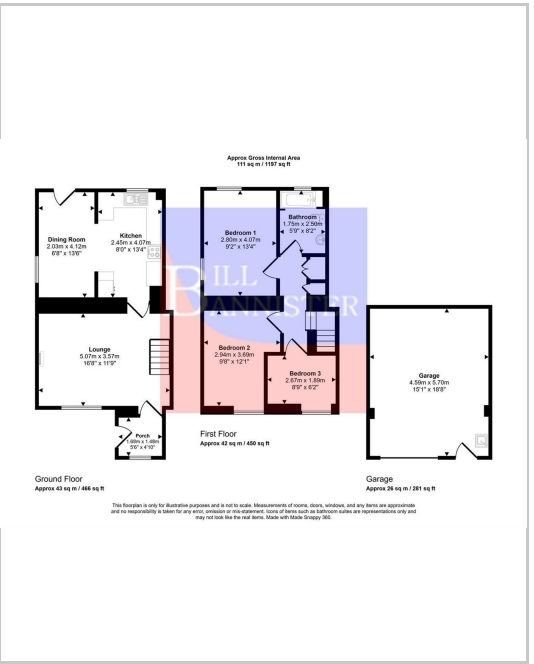
Broadband highest available download speeds - Standard 2 Mbps, Superfast 75 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

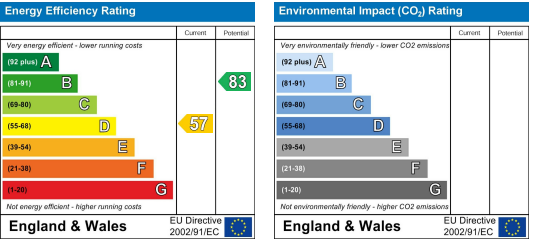
Area Map



Floor Plans



Energy Efficiency Graph



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