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**Paynters Lane,
Redruth**

**£235,000
Freehold**





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Property Introduction

This stone fronted end terraced house is ideal as a first home or for those with younger children. Well presented, the cottage benefits from two double size bedrooms and a remodelled bathroom on the first floor, the front door opens into a dual aspect lounge with an encased woodburning stove and there is a separate dining room and from here access to a refitted kitchen. The windows and doors are uPVC double glazed and there is modern eco style electric heating.

To the outside, a low maintenance garden sets the property away from the road, there is an enclosed rear garden with fencing making it secure for younger children and pets whilst to the side is a garage with parking to the front.

Situated in a popular residential area, this home is sure to attract a deal of interest and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The property is situated within a popular residential road and within 500 yards virtually level walk of Illogan village. Illogan offers a choice of convenience store, pharmacy, public house and doctors surgery. There is a highly regarded fish and chip shop close by and a further convenience store and post office is available in Broad Lane. Schooling is also available for younger children within walking distance whilst older children will find schooling at Pool and Redruth.

Major out of town retail outlets will be found at Pool and the nearest major town, Redruth, is within two miles and here one will find an eclectic mix of local and national shopping outlets together with a mainline Railway Station with direct links to London and the North of the country. Truro, the administrative and commercial heart of Cornwall is within twelve miles and the North coast of Portreath is only two and half miles distant.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to :-

LOUNGE 16' 2" x 11' 10" (4.92m x 3.60m) maximum measurements

Enjoying a dual aspect with uPVC double glazed windows to the front and side. Focusing on a porcelain slate effect fire surround and hearth housing a glass fronted wood burning stove. Stairs to first floor and door to :-

DINING ROOM 12' 1" x 9' 9" (3.68m x 2.97m) maximum measurements

With uPVC double glazed window to the rear. Built in storage cupboard, wall mounted electric eco panel heater and attractive laminate flooring. Doorway through to :-

KITCHEN 11' 0" x 7' 6" (3.35m x 2.28m)

uPVC double glazed window to the side and uPVC stable door to side. Remodelled with a range of eye level and base gloss white units having adjoining roll top edge working surfaces and incorporating an inset one and half bowl sink unit with mixer tap. Built-in eye level stainless steel double oven and inset ceramic hob with stainless steel and glass cooker hood over. Space and plumbing for a washing machine, integrated dishwasher and attractive laminate flooring continuing from the dining room.

FIRST FLOOR LANDING

Recessed cupboard with shelving and immersion tank. Access to loft space. Doors off to:-

BEDROOM ONE 8' 10" x 8' 6" (2.69m x 2.59m) plus recess

Two uPVC double glazed windows to the front. Over stairs storage cupboard, recessed two door wardrobe and wall mounted electric eco heater.

BEDROOM TWO 12' 1" x 9' 9" (3.68m x 2.97m) maximum measurements

uPVC double glazed window to the rear. Built in four door wardrobe complemented by a separate drawer unit and a wall mounted electric panel heater.

BATHROOM

uPVC double glazed window to the side. Contemporary in design with a close couple wc, vanity unit with wash hand basin and panelled bath with Mira electric shower over. Heated towel rail.

OUTSIDE FRONT

The property is set back from the road by a low maintenance mainly gravelled garden with mature shrubs and there is a driveway to one side which gives additional parking and leads to the garage.

GARAGE 16' 5" x 8' 0" (5.00m x 2.44m)

With a sectional panelled door to the front and having power and light connected.

OUTSIDE REAR

The rear garden is enclosed with recently installed secure fencing which is ideal for those with pets and children, it is partly lawned with a patio to the rear and there is a timber storage shed. External water supply.

AGENT'S NOTE

The Council Tax band for this property is band 'B'.

SERVICES

The property benefits from mains electricity, mains water (metered), mains drainage.

DIRECTIONS

Driving Illogan Highway towards Redruth, turn left into Chariot Road and continue into Broad Lane and after passing over the A30, heading towards the village of Illogan, the property will be identified on the left hand side by a For Sale board. If using What3Words:- Irrigate.Stunner.Supplier.

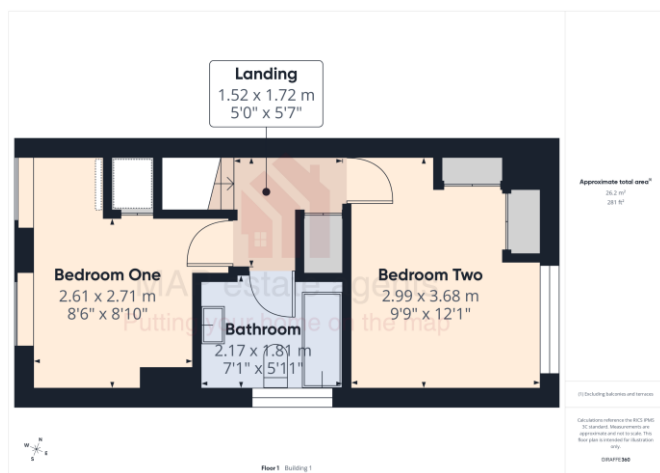


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Stone faced end terrace cottage
- Popular residential location
- Two double size bedrooms
- Separate lounge and dining room
- Re-fitted first floor bathroom
- Contemporary style fitted kitchen
- Gas central heating and uPVC double glazing
- Gardens to front and rear
- Garage and parking
- Offered for sale with no onward chain



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