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BILL BANNISTER

Sales & Lettings



Treza

Four Lanes, Redruth, TR16 6QW

£285,000



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Set back from the road, this detached bungalow offers well presented three bedroomed accommodation. There are two reception rooms and both the kitchen and bathroom have been refurbished in recent years. Heating is via an LPG system using a combination boiler and this is complemented by double glazed windows and doors. There are solar panels owned by the vendor and also a battery storage unit with a feedback system to the electric supplier. The property is generally well presented by the vendor and it is worthy of note that there is an original tiled floor running through the hallway. Externally there is side access providing parking and turning for probably four to five vehicles and there is also a good sized garage. The rear garden is laid to lawn, backs onto open land and has a raised patio area. There is also a summerhouse. Four Lanes village offers a post office/store, two public houses and bus services.

ENTRANCE HALL

Approached via a upvc double glazed door. There is an interesting tiled floor that appears to be original. Radiator.

LOUNGE

13'7" x 11'3" (4.15m x 3.45m)

Focusing on a dummy fire surround with an inset electric coal effect fire. Radiator.

DINING ROOM

12'6" x 7'7" (3.83m x 2.32m)

A fire surround with two built-in cupboards to one side. Laminate flooring and a radiator. Loft access.

BEDROOM 1

11'0" x 11'3" (3.36m x 3.43m)

With a radiator.

BEDROOM 2

12'7" x 7'10" (3.86m x 2.39m)

With two built-in cupboards and a radiator.

BEDROOM 3

10'5" x 8'2" (3.19m x 2.50m)

With a radiator.

KITCHEN

9'8" x 9'6" (2.97m x 2.92m)

Fitted with a good range of eye level and base level storage cupboards to include several saucepan drawers. Working surfaces with splash backs and an inset single drainer sink unit. Appliances include a washing machine, a double oven, a hob and a cooker hood.

CLOAKROOM

4'6" x 7'7" (1.39m x 2.33m)

With a low level wc and a wall mounted Ideal LPG system. Substantial electric storage battery.

BATHROOM

10'0" x 7'6" (3.06m x 2.30m)

Panelled bath, a pedestal basin and a separate corner shower cubicle with a Triton electric shower. Two thirds tiled walls, an extractor fan and a ladder radiator.

REAR PORCH

9'8" x 4'1" (2.95m x 1.25m)

Overlooking the garden with a tiled floor.

OUTSIDE

To the front there is a lawned garden and a side driveway leading to an extensive turning and parking area to the rear for probably four to five vehicles. There is a generously proportioned GARAGE 2.99m x 5.72m (9'10 x 18'9) with an up and over door. The rear garden

is mainly laid to lawn with steps leading to a patio. There is also a summerhouse.

DIRECTIONS

From our office in Redruth take the main road towards Helston into the village of Four Lanes. The property will be found on the right hand side identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and LPG gas heating. Owned solar panels.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 73 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good indoor & outdoor, Three - Good indoor & outdoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).



Road Map



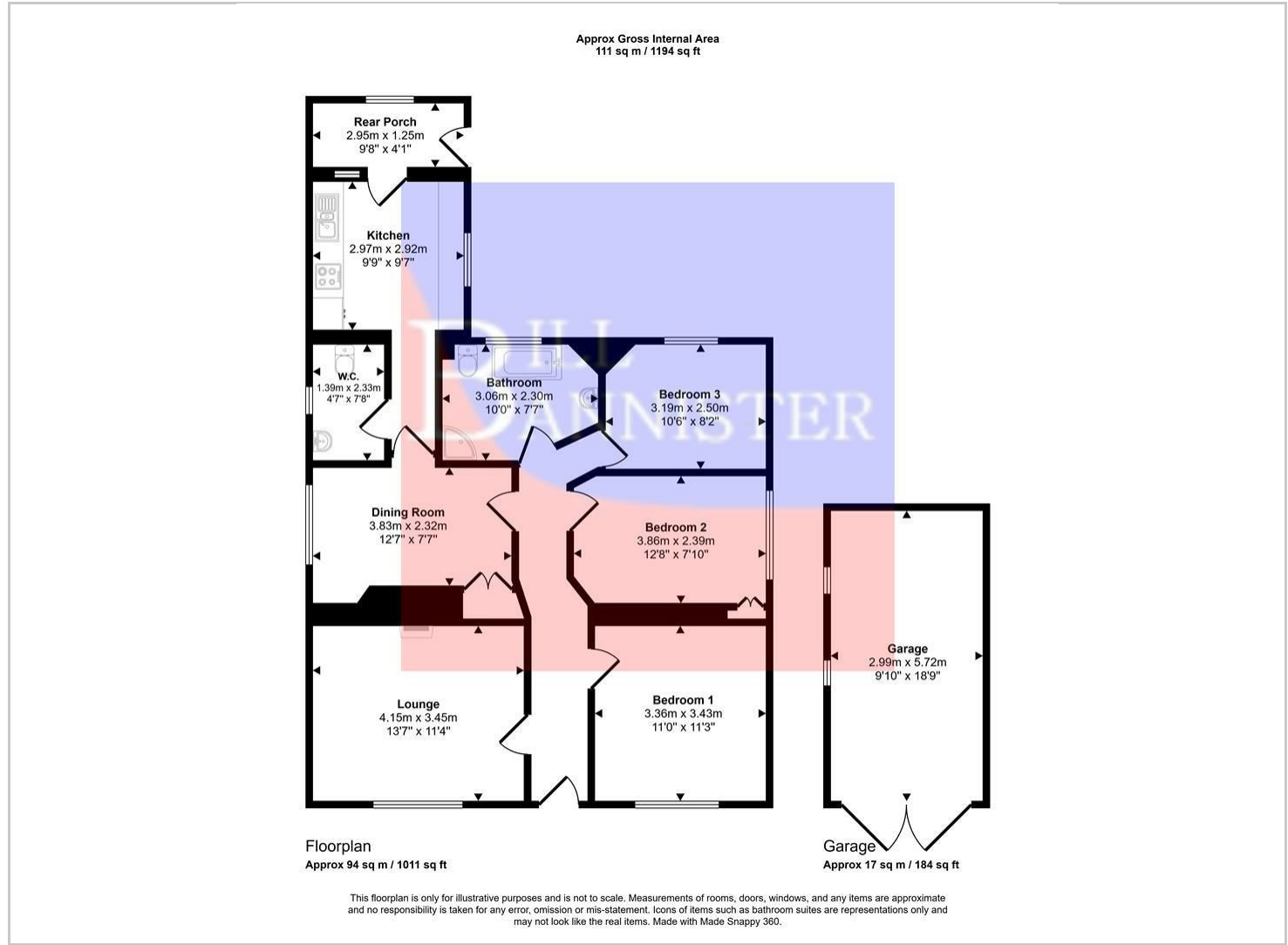
Hybrid Map



Terrain Map



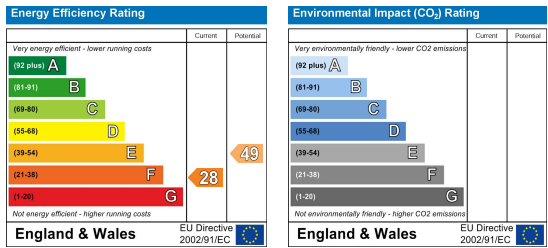
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

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.