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**Jewells Terrace,
Four Lanes, Redruth**

**£240,000
Freehold**





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Property Introduction

This three bedroom end-of-terrace character cottage in the popular village of Four Lanes has a lounge with woodburner, a kitchen and a separate dining space with a door leading out to the garden.

On the first floor, there are three bedrooms and a bathroom.

To the outside, there is an enclosed rear garden with decked area and lawn, which can also be accessed from a pedestrian gate leading out to a lane at the side of the property. In the garden is a useful outbuilding which has a double glazed door and windows. There are also unallocated parking bays opposite.

Location

Four Lanes offers a convenient village setting with a local convenience store/Post Office, primary school and two Public Houses all within a short walk of the property.

Redruth town centre is approximately a ten-minute drive away, whilst Camborne is around four miles distant. Regular bus services provide access to Redruth, Camborne, Helston and Falmouth.

For those who enjoy the outdoors, Portreath Beach, Tehidy Country Park and Tehidy Golf Club are all within a twenty-minute drive.

ACCOMMODATION COMPRISES

Composite door leading to:-

ENTRANCE PORCH

Half bricked and glazed on two sides. Space for shoe and coat storage, further door leading into hallway and stairs to the first floor.

LOUNGE 13' 10" x 12' 5" (4.21m x 3.78m) plus recesses

Double glazed window. Wood flooring, beamed ceilings and inglenook fireplace housing woodburner. Radiator. Glazed door to:-

KITCHEN AREA 12' 0" x 9' 8" (3.65m x 2.94m)

Double glazed window and further double glazed French doors leading out to the rear garden. Tiled flooring, range of floor and wall-mounted cupboards with working surface over and incorporating an inset stainless steel single drainer sink unit. Inset electric range cooker, space for fridge and freezer and space for washing machine. Useful shelving and wine storage. Access to:-

DINING AREA 8' 1" x 7' 3" (2.46m x 2.21m)

Space for table and radiator.

Returning to hallway, stairs to:-

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 12' 0" x 7' 9" (3.65m x 2.36m)

Double glazed window and two 'Velux' windows. Fitted wardrobes along one wall. Radiator.

BEDROOM TWO 12' 4" x 8' 8" (3.76m x 2.64m) maximum measurements

Double glazed window and radiator.

BEDROOM THREE 9' 8" x 5' 11" (2.94m x 1.80m) plus recesses, irregular shape

Double glazed window. Loft access and cupboard housing gas combination boiler. Radiator.

BATHROOM

Obscure glass double glazed window. Bath with shower off-taps, low level WC, pedestal wash hand basin with tiled splashback and heated towel rail.

OUTSIDE FRONT

To the front of the property, there is a gravelled space and access to the side of the property and pedestrian gate to the garden.

REAR

To the rear, the garden is walled each side and features a range of mature shrubs along with an area laid to lawn and decking. There is also a large outside building with double glazed doors and a window.

SERVICES

Mains electric, mains water, mains drainage and LPG gas.

AGENT'S NOTES

The Council Tax Band for this property is Band 'B'. Please note, the neighbours to the left have a right of way over the rear garden via foot to have access to the lane.

DIRECTIONS

From 'Morrishes' fish and chip shop on Bucketts Hill, Redruth, follow on up the hill into Four lanes. Jewells Terrace is on the left-hand side as you come into the village with a parking bay opposite. If using What3words: chosen.flies.enjoy

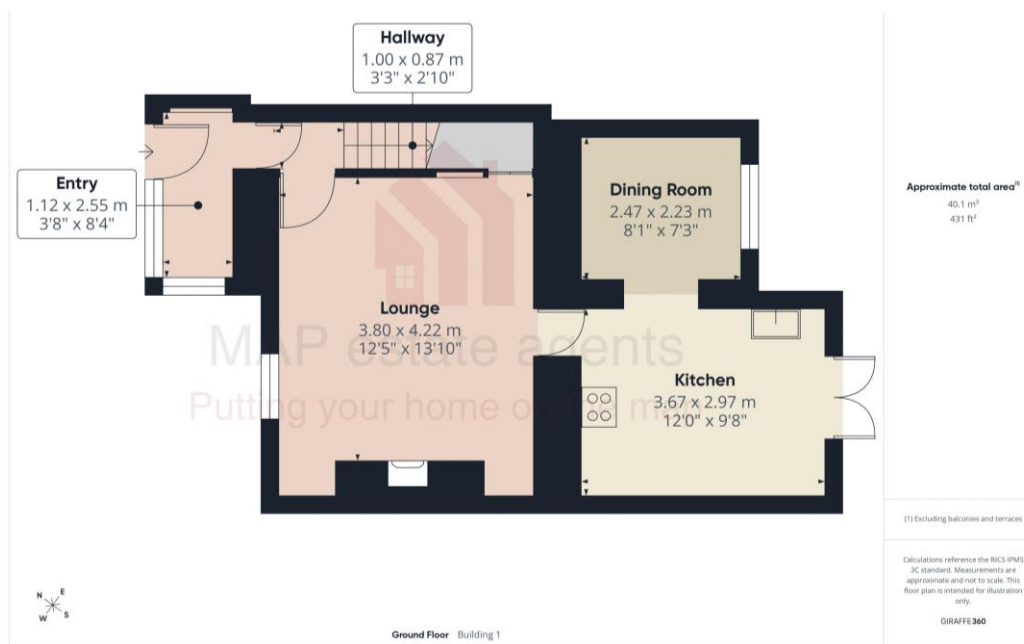


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(38-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Charming character cottage
- End-of-terrace
- Side access to garden, or from kitchen
- Lounge with woodburner and beamed ceilings
- Kitchen and separate dining space
- Three bedrooms
- Bathroom on the first floor
- Enclosed rear garden with decking
- Useful outbuilding with double glazed door and windows
- Unallocated parking spaces opposite



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