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**Woodland's Terrace,
Lanner, Redruth**

**£275,000
Freehold**





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Property Introduction

Situated in a central village position is this very well presented mid-terrace family home offering many features you would expect from a property of this period circa 1885.

Approached via an enclosed front garden an external trellised porchway with quarry tiled floor leads into the entrance hallway which in turn accesses into a wonderfully spacious lounge/diner with central archway and feature fireplace. This creates a lovely environment in which to relax and unwind with the dining space ideal for entertaining. The additional accommodation comprises of a kitchen, rear entrance/utility, whilst to the first floor are three bedrooms and a family bathroom. Throughout the property has bottled gas central heating system whilst the fire in the lounge operates via a bio ethanol system.

Externally to the rear is an enclosed yard style garden with a useful timber shed, whilst a short distance away can be found an en-bloc garage.

Location

Lanner is a popular village located within a reasonable distance to Falmouth, Redruth and the cathedral city of Truro, being the main centre in Cornwall for business and commerce. Locally a primary school enjoys an excellent reputation along with a well regarded garden centre, village hall, public houses, fish and chip shop, village shop, doctor's surgery and a bakery.

The historic maritime town of Falmouth is located on the south coast which is very popular for sailing and water sports whilst to the north the rugged village of Perranporth, St Agnes and Portreath are renowned for their excellent surfing and beaches.

For those who enjoy walking, Lanner is perfect for easily accessing the Carn Marth Trail as well as the tramway trail and linking up with the Devoran to Portreath cycle path.

ACCOMMODATION COMPRISES

Part glazed entrance door opening to:-

ENTRANCE HALLWAY

Radiator. Dado rail. Staircase to first floor. Understairs storage cupboard. Doorway giving access to:-

LOUNGE/DINER

LOUNGE AREA 11' 11" x 11' 4" (3.63m x 3.45m)

DINING AREA 11' 9" x 10' 7" (3.58m x 3.22m)

Sealed unit double glazed window to the front and window to rear

elevation. Feature dividing archway, open fireplace with bio ethanol fire and marble surround and hearth with wood mantel, two radiators, two built-in storage cupboards with shelving over, two wall lights and understairs storage cupboard and doorway giving access to:-

KITCHEN 10' 4" x 7' 0" (3.15m x 2.13m) maximum measurements, irregular shape

Sealed unit double glazed windows to rear and side elevation. Enamel sink with mixer tap, a variety of base and wall mounted storage cupboards and a range of work surfaces. Built-in double oven and hob with stainless steel extractor over, three drawer storage unit and plumbing for dishwasher. Half glazed door giving access to:-

REAR ENTRANCE/UTILITY

Half glazed door to exterior, plumbing for automatic washing machine.

FIRST FLOOR LANDING

Access to loft. Doors off to:-

BEDROOM ONE 13' 0" x 10' 9" (3.96m x 3.27m)

Sealed unit double glazed window to front elevation. Radiator.

BEDROOM TWO 10' 10" x 9' 9" (3.30m x 2.97m)

Window to rear elevation, built-in wardrobes and dressing table incorporating the gas fired boiler. Radiator. Wood floor.

BEDROOM THREE 8' 11" x 6' 3" (2.72m x 1.90m)

Sealed unit double glazed window to front elevation, wood floor and radiator.

BATHROOM

Sealed unit double glazed window to rear elevation. Hand grip bath with shower attachment over, close coupled WC, pedestal wash hand basin with tiled splashback and mirrored cabinet over. Heated towel rail and linen cupboard.

EXTERIOR

To the front a gateway gives access to the enclosed garden with stone retaining walls. A paved pathway with chippings to the side and feature palm tree leads to the entrance door.

REAR GARDEN

The rear garden has a large yard style garden with useful water tap and timber storage shed, flower beds with a variety of shrubs and a pedestrian gateway leading to the shared lane at the rear. Detached from the property and a short walking distance away can be found the:-

EN-BLOC GARAGE 15' 8" x 8' 5" (4.77m x 2.56m)

Single up and over door and an inspection pit.

SERVICES

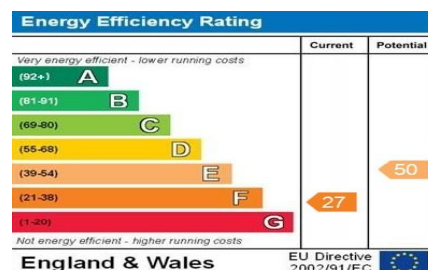
Mains drainage, mains water and mains electric.

AGENT'S NOTE

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

DIRECTIONS

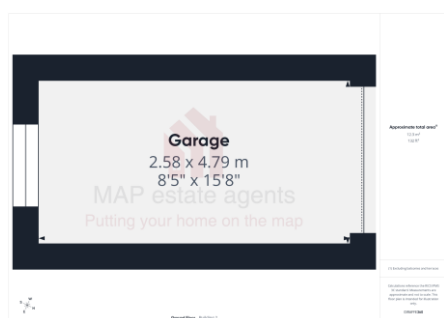
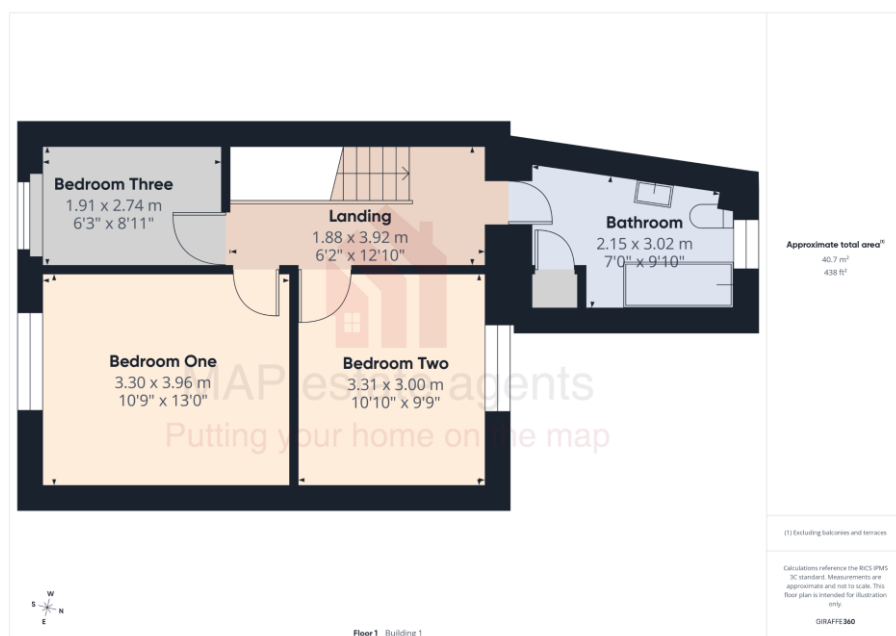
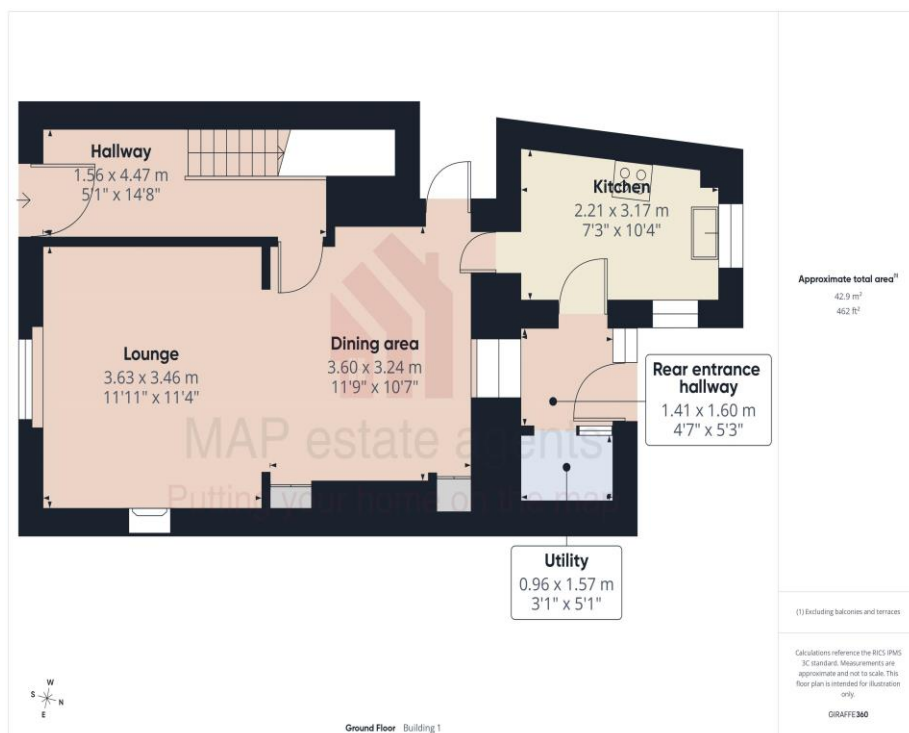
Proceeding into Lanner from Redruth, the property can be found on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- input. admires.daredevil





MAP's top reasons to view this home

- A well presented mid-terraced family home
- Three bedrooms
- Spacious lounge/diner with feature fireplace
- Rear entrance porch/utility
- Spacious bathroom with white suite
- Enclosed courtyard style garden with shed
- Bottle gas central heating system
- Partial sealed unit double glazing
- En-bloc garage
- Located in popular village position



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