



Cotswold, Trevarth Terrace, Trevarth, Redruth, TR16 6AG

Guide Price £295,000

A 3 bedroom semi-detached family home, located within the semi-rural hamlet of Trevarth, on the outskirts of Lanner. The well presented accommodation comprises: entrance hallway, sunny south-east facing living room with wood-burning stove, large sociable kitchen/diner. A covered utility area provides good storage and gives access to the garage. On the first floor are 3 bedrooms and a family bathroom. To the front of the property is a driveway providing off-road parking for 1 large car, in front of the single garage. The rear courtyard-style garden is fully enclosed, making it ideal for children or pets.

Key Features

- 3 bedroom semi-detached family home
- Living room with wood-burning stove
- Single garage and driveway parking
- No onward chain
- Semi-rural location
- Large sociable kitchen/diner
- Enclosed west-facing courtyard garden
- EPC rating D



THE LOCATION

The hamlet of Trevarth is situated just outside the village of Lanner, with surrounding woodland and countryside providing a great opportunity for those who enjoy walking, with the historic 'hill' of Carn Marth, also close by. The village of Lanner offers a range of local amenities including convenience store, two public houses, fish and chip shop, bakery, popular village school and doctors surgery. The village is situated two miles south east of Redruth and within easy travelling distance to the historic harbour town of Falmouth (approximately eight and a half miles), and the cathedral city of Truro (approximately ten miles).

THE ACCOMMODATION COMPRISES

TIMBER STORM PORCH

Obscure double glazed front door to:-

ENTRANCE HALLWAY

Stairs rising to the first floor with under-stair storage recess. Timber doors, one half glazed, to living room and kitchen. Radiator, wood-effect laminate flooring. Central ceiling light, telephone/broadband point.

LIVING ROOM

A good size reception room, open to the kitchen/dining room. Plenty of natural light is provided by the large double glazed window to the front aspect overlooking adjacent fields. Cast iron wood-burning stove with hotplate set on a slate hearth providing warmth to the ground floor, with back boiler servicing radiators in the hallway and first floor. Wood-effect laminate flooring, central ceiling light. Open to the:-

KITCHEN/DINING ROOM

A light and bright generous kitchen/dining room, providing a sociable space for both cooking and entertaining.

KITCHEN AREA

Range of base level units with granite-effect worktop, inset one and a half bowl sink/drain unit with swan neck mixer tap. Built-in four-ring AEG induction hob with electric fan assisted oven under and extractor fan over, glass splashback. Wall mounted shelving unit and additional high level larder cupboard. Under-stair storage, recessed ceiling spotlights, double glazed window overlooking the enclosed rear courtyard. Wood glazed door to hallway, obscure double glazed door to covered utility area.

DINING AREA

Large double glazed window overlooking the courtyard garden. Space for a good size family dining table and chairs. Recessed spotlights.

LEAN-TO UTILITY AREA

Mono pitch roof between the house and garage, providing useful dry storage with space and plumbing for washing machine, tumble dryer and freestanding fridge/freezer. Open to the garage.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Double glazed window to side aspect. Loft hatch.

BEDROOM ONE

A spacious double bedroom with large double glazed window overlooking the fields opposite, across countryside to The Roseland peninsula in the distance. Recess with large wardrobe providing hanging space, shelving and drawers, radiator.

BEDROOM TWO

A second double bedroom with double glazed window to the rear aspect with a green outlook towards Carn Marth. Central ceiling light. Airing cupboard housing hot water cylinder fed by the wood-burner, with the option of an electric immersion. Radiator.

BEDROOM THREE

A single bedroom with double glazed window to the front aspect, overlooking surrounding countryside. Radiator,

FAMILY BATHROOM

White suite comprising a panelled bath with mixer tap and electric Mira Jump shower over, glass shower screen, fully tiled surround, pedestal wash hand basin, dual flush WC. Further tiling to walls, tiled flooring. Recessed ceiling lights, extractor fan, heated towel rail/radiator. Double glazed window to the rear aspect with views across to Carn Marth.

THE EXTERIOR

TO THE FRONT

Driveway providing parking for one large vehicle in front of the single garage. The neighbouring property has a right of way over the driveway in order to access their own garage. The driveway extends beyond the neighbouring garage, where there is an additional area of hard standing, offering shared usage by 'Cotswold' and the neighbouring property. The lawned front garden is open to the driveway, with a low level flower bed and path providing the neighbour with pedestrian access to their own garage.

REAR COURTYARD

The enclosed rear courtyard faces west and enjoys the afternoon sun, paved and planted with a number of small trees and shrubs, including an olive and palm.

SINGLE GARAGE

Ideal for either a car or workshop, having power and light connected, with multiple power points, fitted work bench and consumer unit.

GENERAL INFORMATION

SERVICES

Mains electricity, drainage and water. Wood-burner with back boiler servicing radiators and hot water cylinder with electric immersion.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

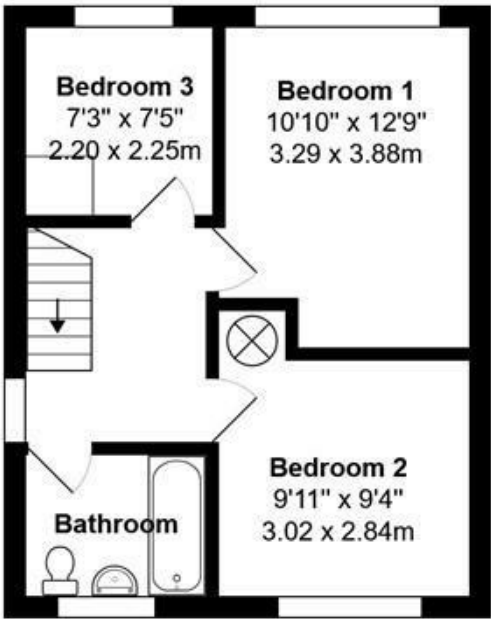
VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

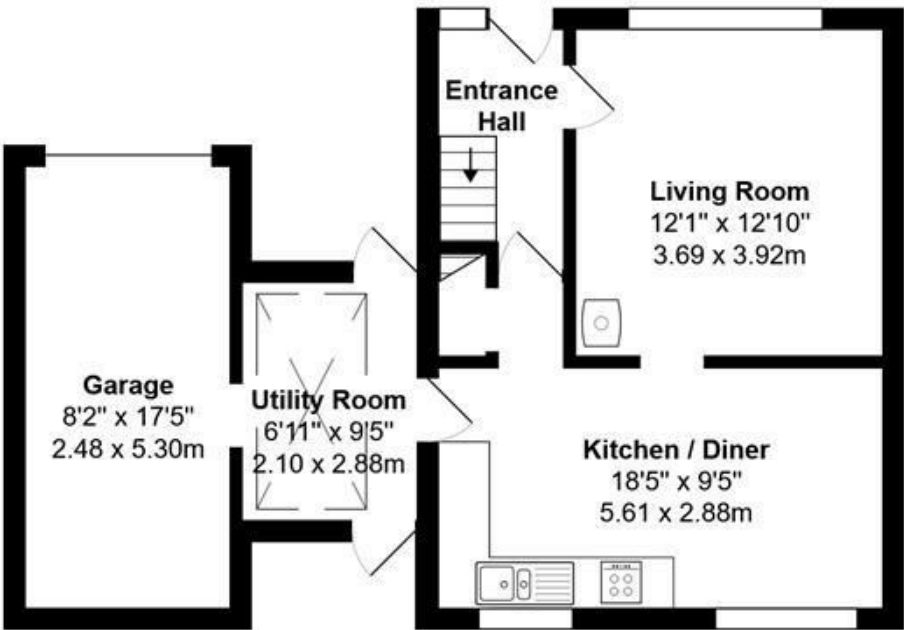




Floor Plan



First Floor
Approx Area: 39.0 m² ... 420 ft²



Ground Floor
Approx Area: 58.2 m² ... 627 ft²



Trevarth Terrace, Trevarth, TR16 6AG
Total Approx Area: 97.3 m² ... 1048 ft² Including Garage
All measurements are approximate and for display purposes only