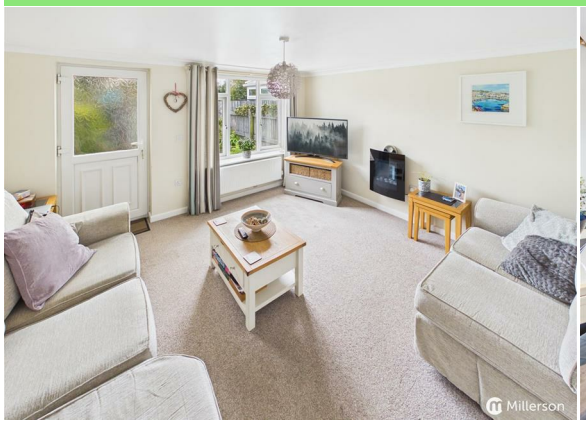


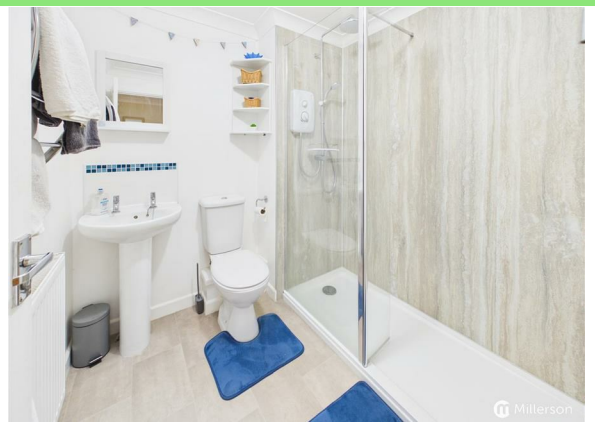
Copper Meadows
Lanner Hill
Redruth
TR15 2NX

Asking Price £220,000

- MID TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- QUIET CUL DE SAC POSTION
- EDGE OF VILLAGE LOCATION
- BRICK PAVED DRIVEWAY
- ENCLOSED REAR GARDEN
- CENTRAL HEATING
- USE OF COMMUNAL PLAY AREA
- IDEAL FIRST HOME
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - B

Floor Area - 684.00 sq ft


2


1


1


D60

PROPERTY DESCRIPTION
Situated in a quiet Cul De Sac on the edge of Lanner viallge is this well presented terraced home, perfectly suited to first time buyers. The accommodation comprises an entrance porch, cloak room, kitchen/dining room, living room, two comfortable double bedrooms and modern shower room. Outside, a brick paved driveway provides private off road parking whilst the rear enjoys a level, enclosed and low maintenance rear garden with summer house. There is also the use of a communal play area and plenty of additonal on street parking in the vicinity.

LOCATION
Copper Meadows is a quiet Cul De Sac of just a few dwellings situated on the oustskirts of Lanner village. Lanner is located between the harbour town of Falmouth and the historic mining town of Redruth, The village is well served with a general store, public house, bakery and junior school whilst both Falmouth and Redruth offering a wider range of retail and leisure facilities, secondary schools and Colleges. Redruth also sits on the Main A30 and mainline railway to London.

ACCOMMODATION IN DETAIL
(All dimensions are approximate and measured by LiDAR)

ENTTRANCE
Obscure double glazed door into:

ENTRANCE PORCH
Tiled floor, space for hanging coats, doors to kitchen and cloak room.

CLOAK ROOM
W.C and hand basin with tiled splash back, wood effect flooring, radiator, obscure double glazed window, extractor fan.

KITCHEN/DINING ROOM
A range of fitted base and wall units with granite effect work surfaces and tiled splash backs, integrated electric oven, hob and extractor hood, dishwasher, spaces for washing machine and fridge/freezer, stainless steel sink with mixer tap and drainer, space for dining table and chairs, tiled flooring, radiator, double glazed window, stairs to first floor, door into:

LIVING ROOM
A comfortable living space with double glazed window, radiator, door to rear garden, under stairs storage cupboard.

FIRST FLOOR

LANDING
Loft access hatch, doors to bedrooms and shower room.

BEDROOM ONE
A generous master bedroom with double glazed window enjoying views, radiator.

BEDROOM TWO
A second double bedroom with double glazed window, radiator, built-in storage cupboard.

SHOWER ROOM
A nicely presented shower room comprising double shower cubilce with electric shower and easy clean surround, W.C and hand basin with tiled splash back, radiator, sky light, wood effect flooring.

OUTSIDE
The property sits at the head of a quiet Cul De Sac and is approaced over a brick paved driveway providing private off road parking for one car. There is additional on street parking available along with an enclosed, communal hardstanding play area. The rear enjoys a private, level and enclosed rear garden with summerhouse which is laid to paving and chippings for ease of maintenance.

DIRECTIONS
From the centre of Lanner Village, head towards Redruth up Lanner Hill. At the top of Lanner Hill is a Cross Roads where you will take the left turn onto Tram Cross Lane.o Take the first turning on the right onto Copper Meadows where the property can be found at the end of the Cul De Sac.

MATERIAL INFORMATION
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: D

The building
Mid-terrace house, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: Level access shower

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Electricity central heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three good, EE good
Parking: Driveway, Private, and Communal
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building







Not in a conservation area
No tree preservation order
Title register restrictions (CL267786):
- Restrictive covenants contained in the Transfer dated 4 September 2009 (the register records that this Transfer contains restrictive covenants; the specific covenant terms are in that Transfer — copy filed).
- A provision as to boundary structures is contained in the Transfer dated 4 September 2009 (this is a legally binding provision about boundaries recorded in that Transfer).
- Mines and minerals are excepted from the registration by the Conveyance dated 13 October 1988 — in short, the owner does not have the mines and minerals under the land; third parties have reserved rights over the subsoil.
Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Floor 0



Floor 1

Approximate total area(1)

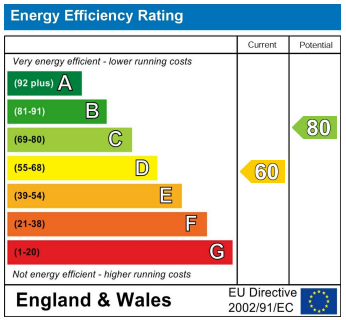
63.6 m²

684 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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