

## To Let

### Tresavean Terrace, Lanner, TR16

A newly refurbished mid terraced two bedroom house in the ever popular village of Lanner with its local shops, Post Office, School, Doctors, Public Houses and Petrol Station and within easy reach of national shopping facilities in Redruth. The property is warmed by LPG central heating and is double glazed. There is off road parking and a garage to the rear of the property and a good sized garden to the front. The accommodation comprises of: - Lounge with inglenook and wood burner, Kitchen/Dining Room, Bathroom/WC and to the first floor one Double bedroom and one large Single bedroom. EPC Exempt. No Pets. No Smokers.



- TWO BEDROOMS
- NEWLY REFURBISHED
- PARKING
- LPG CH & DG
- VILLAGE LOCATION
- GARAGE
- CLOSE TO SCHOOL AND SHOPS
- NO PETS OR SMOKERS

**£800 per month Deposit £800**

# Tresavean Terrace, Lanner, TR16

- LOUNGE** 13'7" x 12'2" (4.14m x 3.71m) A good sized lounge with a feature granite inglenook fireplace with free standing stove type wood burner, some exposed granite, recessed ceiling spotlights, double glazed window to the front, TV Aerial point, Telephone point, radiator and opens into:-
- KITCHEN/DINING ROOM** 20'8" x 13'8" (6.30m x 4.17m) A well proportioned area with stairs rising to the first floor and a door to the rear garden. The kitchen comprises of a range of base units, including an island, with solid wood work surface over, butler sink, integrated dishwasher, plumbing and space for a washing machine, LPG cooker point, radiator, sky light windows, slate floor and stairs leading up to the bathroom. The dining area has a radiator, storage area beneath the stairs and a TV aerial point.
- BATHROOM/WC** A modern suite comprising of a panel bath with central mixer tap, mixer type shower over, close coupled WC, Pedestal mounted wash hand basin, cupboard housing the LPG gas combi boiler, radiator and a double glazed window to the rear.
- FIRST FLOOR**
- BEDROOM ONE** 13'7" x 12'4" (4.14m x 3.76m) A well proportioned main bedroom with a double glazed window overlooking the front garden and a radiator.
- BEDROOM TWO** 11'1" MAX x 8'5" (3.38m x 2.57m) A useful second bedroom with a radiator and a double glazed window to the rear.
- OUTSIDE**
- FRONT GARDEN** A good sized front garden mostly laid to lawn and bounded by walling and fencing creating a safe area for children and pets alike. There is a brick paved patio area.
- REAR GARDEN** There is a rear access path, block built storage shed, concreted area and steps up to:-
- GARAGE** A single garage with up and over door, side pedestrian door and electricity supply.
- OFF ROAD PARKING** There is space for one vehicle in front of the garage.
- ENERGY EFFICIENCY RATING** The property has been lodged as exempt from the EPC Letting Regulations under regulation 32.



VIEWING BY APPOINTMENT WITH AGENTS FERGUSON YOUNG

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General: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance.