



Pennance Road, Lanner, Redruth, Cornwall

£600,000

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## Pennance Road, Lanner, Redruth, Cornwall

This lovely 4 Bedroom detached property can be found in a tucked away position within Pennance Road in the village of Lanner, having stunning far reaching views, generous gardens and sociable outdoor space along with a self contained annex having the potential of an income or a family member to be self sufficient. One to view to fully appreciate the location and accommodation on offer.





## Location

The thriving community of Lanner is situated between Falmouth and Redruth and offers a good selection of everyday facilities which include primary school, general store, bakers, public house and post office along with fish and chip shop and village hall. Redruth is approximately 2 miles to the north whilst Falmouth is in the region of 8 miles to the south. Both towns offer a large variety of facilities with Redruth also having a mainline rail station. The cathedral city of Truro is approximately 9 miles distant.

## Entrance Hall

## Office

1.73m x 1.6m (5'8" x 5'3")





## Living Room

3.86m x 3.66m (12'8" x 12'0")

## Dining Room

4.67m x 3.61m (15'4" x 11'10")

## Open Plan Living Area

7.87m x 3.81m (25'10" x 12'6")

## Kitchen Area

4.37m x 3.99m (14'4" x 13'1")

## Shower Room

1.91m x 0.86m (6'3" x 2'10")

## Wash Room

1.96m x 1.14m (6'5" x 3'9")

## First Floor

## Bedroom

3.63m x 3.23m (11'11" x 10'7")

## Balcony





### Bedroom

3.12m x 2.39m (10'3" x 7'10")

### Bedroom

4.98m x 2.06m (16'4" x 6'9")

### Bathroom

3.05m x 1.98m (10'0" x 6'6")



### Self Contained Annex

#### Open Plan Living/Kitchen/Bedroom

5.72m x 3.78m (18'9" x 12'5")

#### Shower Room

2.13m x 0.69m (7'0" x 2'3")



### Balcony

#### Outside

#### Garden Room

4.06m x 3.12m (13'4" x 10'3")

## Agents Information

Tenure: Freehold

Council Tax Band: D

EPC: B

The property has solar panels which are owned and installed in September 2023. They are on a feeding tariff so any electricity generated each day can be used by the home owner, any unused electricity is sold back to the supplier.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **ANTI-MONEY LAUNDERING REGULATIONS** - Purchasers It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted. **PROOF OF FINANCE** - Purchasers Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we





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