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**Penmayne Parc,
Lanner, Redruth**

**£240,000
Freehold**





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Property Introduction

Offered for sale with no onward chain, this semi-detached bungalow is ideal for retired persons or those with younger children.

Well presented throughout, there are two bedrooms, a lounge and a kitchen/diner. One will find a fully tiled shower room featuring an oversized shower enclosure, heating is provided by electric radiators and the windows and doors are uPVC double glazed. To one side is a useful covered storage area.

To the outside the garden to the front has been designed to be easy to maintain, driveway access to the detached garage gives additional parking if required and the rear garden is enclosed and mainly lawned.

Situated within a cul-de-sac, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The village of Lanner is popular locally as a residential area, the village benefits from a Public House, fish and chip shop and a late night convenience store. There is also schooling for younger children.

The major town of Redruth is within a mile, here one will find both national and local shopping outlets, a mainline Railway Station with direct links to London Paddington and the north of England and the A30 trunk road runs to the north of the town. Falmouth on the south coast is some nine miles distant and Truro, the county town of Cornwall which offers a wide range of shops and restaurants, is within ten miles.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE VESTIBULE

Panelled door opening to:-

LOUNGE 16' 9" x 9' 10" (5.10m x 2.99m)

uPVC double glazed window to the front elevation. Focusing on a semi-recessed wood burning stove set on a slate hearth and with a wood mantel over. Electric programmable radiator, coved and textured ceiling. Door to:-

INNER HALLWAY

Laminate flooring and access to loft space. Doors off to:-

KITCHEN/DINER 12' 9" x 9' 10" (3.88m x 2.99m) plus recesses

Enjoying a dual aspect with uPVC double glazed windows to the front and side. Recently remodelled with range of gloss white eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Built-in Zanussi oven with four ring hob over, extensive ceramic tiled splashbacks and ceramic tiled floor. Electric radiator, shelved storage cupboard and further shelved airing cupboard with copper cylinder. uPVC double glazed door to side.

COVERED PASSAGEWAY 19' 11" x 4' 5" (6.07m x 1.35m) maximum measurements

uPVC double glazed door to the front and stable door opening onto the rear. External water supply and space for bin storage etc., Returning to inner hallway.

SHOWER ROOM

uPVC double glazed window to the side. Remodelled with a low level WC, pedestal wash hand basin and oversized shower enclosure with fully ceramic tiled walls and with a 'Mira Advantage' electric shower. Ceramic tiled floor.

BEDROOM ONE 11' 4" x 9' 10" (3.45m x 2.99m)

uPVC double glazed patio doors to the rear.

BEDROOM TWO 9' 10" x 8' 3" (2.99m x 2.51m)

uPVC double glazed window to rear. Built-in four door wardrobe and electric radiator.

OUTSIDE FRONT

To the front the garden is enclosed, partly lawned and arranged with mature shrubs. Driveway to the side leading to the detached garage gives additional parking for one vehicle if required.

GARAGE 18' 0" x 8' 3" (5.48m x 2.51m)

Up and over door and having power and light connected. uPVC double glazed window to rear.

REAR GARDEN

The rear garden is enclosed, largely lawned with a patio and a range of mature shrubs. Timber summerhouse and timber storage shed.

AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'B'.

SERVICES

Services connected include mains water, mains drainage and mains electric.

DIRECTIONS

From Redruth take the road towards Falmouth and after passing over the top of Lanner Hill, take the first turning on the left into Pennance Road, turn immediately right into Valley View and then turn off Valley View with the signs directing you towards Penmayne Parc and then when in Penmayne Parc turn right down the hill and the property will be found at the bottom of the hill on the left hand side. If using What3words:- corporate.scored.outdoors

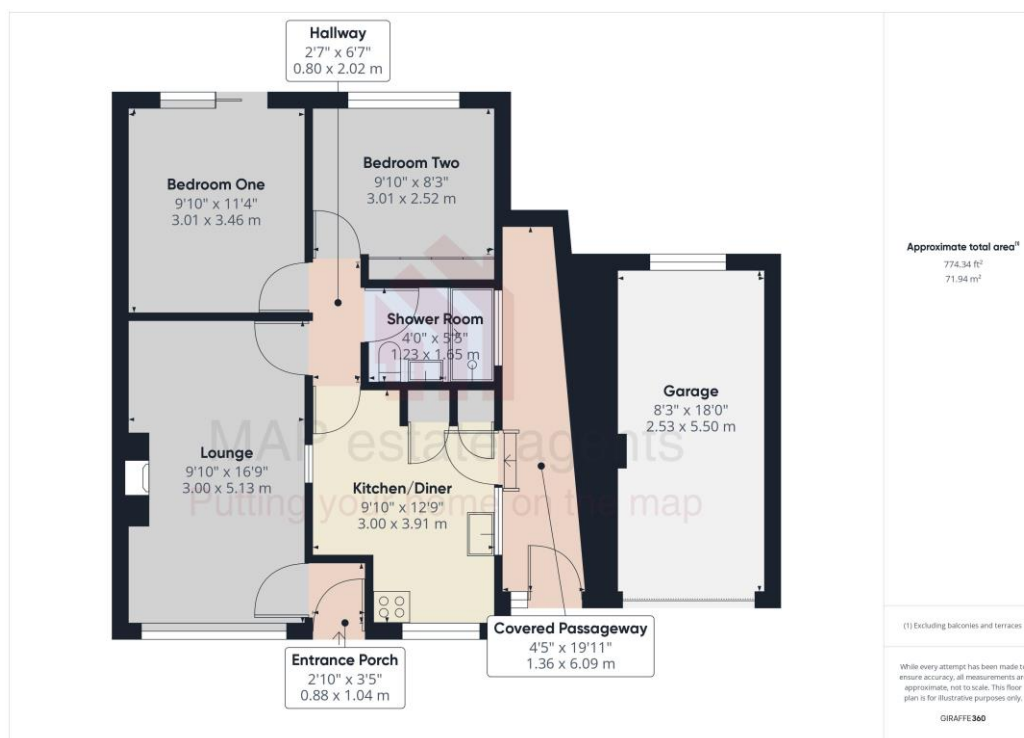


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi detached bungalow
- Chain free sale
- Well presented throughout
- Two bedrooms
- Lounge with wood burner
- Remodelled kitchen/diner
- Shower room
- uPVC double glazing throughout
- Modern electric heating
- Gardens, garage and parking



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