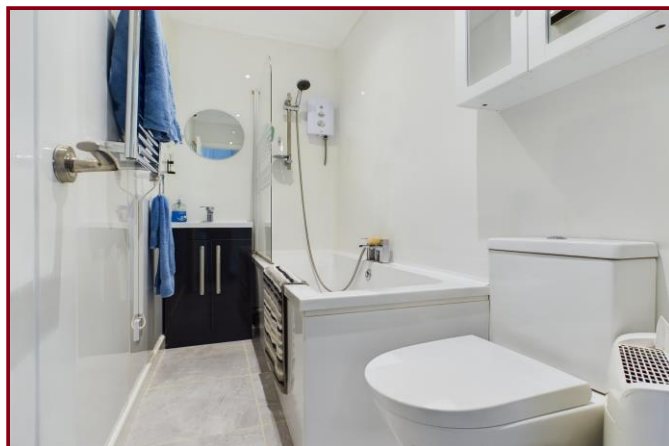




MAP estate agents
Putting your home on the map

**Tresavean Estate,
Lanner Moor**

**£355,000
Freehold**





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Property Introduction

Occupying a generous corner plot on the edge of the village, this semi-detached bungalow has been recently updated by our vendor to create a contemporary themed home ideal for retired persons or those with a younger family.

Benefiting from three bedrooms, there is a dual aspect lounge/diner and a galley style fitted kitchen, the bathroom has been remodelled, there is uPVC double glazing throughout and heating is provided by infrared electric panel heaters.

There are lawned gardens to the front and side, parking for several cars and storage for a boat or caravan are available on the enclosed hard standing whilst the rear garden is largely paved with a raised patio.

Presented to a high standard, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated on the edge of the village of Lanner and within a short commute to Truro and Falmouth, there is a convenience store and choice of Public Houses (both of which offer quality dining) within walking distance. The village also benefits from schooling for younger children and the major town of Redruth, which is within two and a half miles, has a locally respected secondary school.

Redruth offers a range of national and local shopping outlets, there is a mainline Railway Station which connects with London Paddington and the north of England.

ACCOMMODATION COMPRISES

uPVC double glazed door with side screen opening to:-

HALLWAY

LVT vinyl flooring, dado rail and ceiling mounted infrared panel heater. Two door storage cupboard and access to loft space. Doors open off to:-

LOUNGE/DINER 12' 10" x 10' 11" (3.91m x 3.32m) plus recess

Enjoying a dual aspect with uPVC double glazed windows to the front and side. Recessed cupboard housing a copper cylinder with an immersion heater, wall mounted infrared panel heater and coved ceiling.

BEDROOM ONE 11' 6" x 10' 3" (3.50m x 3.12m) maximum measurements

uPVC double glazed window to the front. Fitted with a mirror fronted three sliding door wardrobe, wall mounted infrared panel heater and coved ceiling.

BATHROOM

Restyled with a close coupled WC, vanity wash hand basin and double end panelled bath with mixer shower. Shower panelling to walls, ceramic tiled floor and electric towel radiator. Fan heater.

BEDROOM TWO 9' 8" x 5' 9" (2.94m x 1.75m)

uPVC double glazed window to rear. Coved ceiling and electric infrared wall mounted panel heater.

BEDROOM THREE 11' 0" x 9' 7" (3.35m x 2.92m)

Enjoying a dual aspect with uPVC double glazed window to the rear and with sliding patio door to side. Inset spotlighting, electric wall mounted infrared panel heater.

KITCHEN 18' 6" x 6' 7" (5.63m x 2.01m)

uPVC double glazed window to rear and uPVC double glazed door to side. Remodelled with a range of gloss white eye level and base units having contrasting roll top edge working surfaces incorporating an inset colour coordinated single drainer sink unit with mixer tap. Built-in stainless steel oven with inset ceramic hob and stainless steel hood over. Space and plumbing for an automatic washing machine, integrated fridge and freezer under working surfaces and with inset spotlighting. Ceiling mounted electric infrared panel heater.

OUTSIDE FRONT

To the front of the property there is an enclosed lawned garden with planted borders which extends to one side. Pedestrian access leads to the side of the property and there is a raised, enclosed concrete hard standing with parking for four plus vehicles and is ideal for storage of a boat or caravan and there is a timber storage shed.

REAR GARDEN

The rear garden features a raised patio (12'1" x 10'4") and there is a block built shed (9'1" x 6'11") with power and light connected. There is a further raised patio and raised beds.

SERVICES

The property benefits from mains water, mains drainage and mains electricity.

AGENTS' NOTE

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

DIRECTIONS

From Redruth Railway Station turning left at the first set of traffic lights, continue along the road and at the next set of traffic lights head slight left towards Falmouth. On entering the village of Lanner, continue through the village and after passing a petrol station on the right hand side take the next turning right into Tresavean Hill where the entrance to Tresavean Estate will be found on the left with the property being identified on the right. If using What3words: woof.porridge.boom

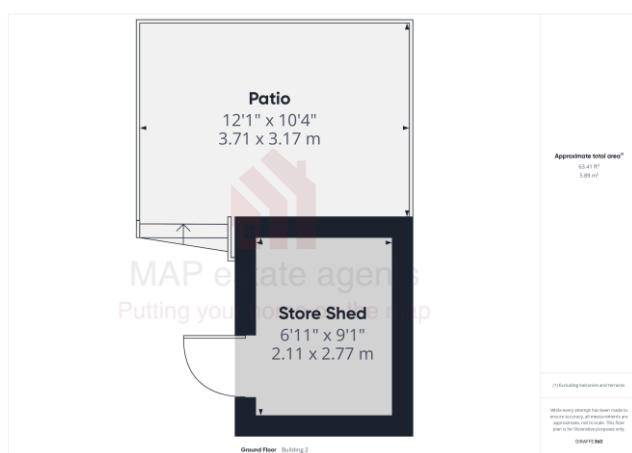
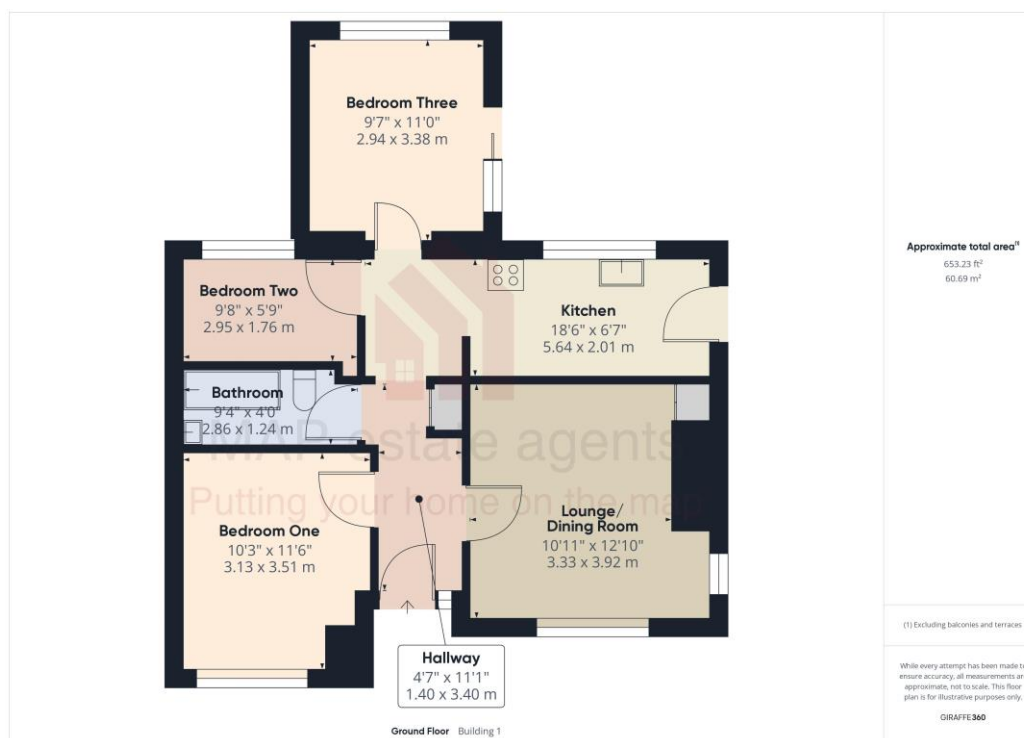


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Updated semi-detached bungalow
- Generous corner plot
- Three bedrooms
- Dual aspect lounge/diner
- Remodelled bathroom
- Re-styled kitchen
- uPVC double glazing
- Modern infrared electric panel heating
- Large enclosed parking and storage space
- Well presented gardens



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