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**May Gardens,
Lanner, Redruth**

**£300,000
Freehold**





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Property Introduction

A very well presented detached modern bungalow located at the end of a quiet residential cul-de-sac in the popular village of Lanner, with access for mobility restriction..

Being offered for sale with vacant possession the property offers a light and airy feel with the accommodation comprising of a fitted kitchen, lounge with sliding patio door accessing onto a recently laid patio, three bedrooms and a wet room, all of which has the benefit of double glazed windows and doors complemented by oil fired central heating.

Externally a generous driveway offers parking facilities for several vehicles, leading directly to a single garage with electric light and power connected. The front garden is laid to lawn with mature hedging and a patio, whilst a pedestrian gateway to the side of the property leads round to the rear enclosed garden with concrete patio adjoining a lawn and you can also enjoy a pleasant rural view in the distance.

Location

Lanner is a popular village located within a reasonable distance to nearby towns such as Falmouth, Redruth and the city of Truro. Locally a primary school enjoys an excellent reputation along with a well regarded garden centre, village hall, pubs and a bakery.

The historic maritime town of Falmouth is located on the south coast which is very popular for sailing and water sports whilst to the north the rugged village of Perranporth,

Porthtowan and Portreath offer excellent surfing beaches. The city of Truro, being the main centre in Cornwall for business and commerce, lies approximately eleven miles distant with its neo gothic three spired cathedral and the Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

KITCHEN/BREAKFAST ROOM 15' 4" x 8' 6" (4.67m x 2.59m) plus door recesses

Double glazed window. One and a quarter stainless steel sink unit with mixer tap. Range of base and wall mounted storage cupboards, part tiled walls, range of work surfaces, recess for cooker, radiator, breakfast bar and wood floor. Doorway giving access to:-

LOUNGE 16' 0" x 11' 7" (4.87m x 3.53m) maximum measurements

uPVC sliding patio doors leading to the patio, radiator, three wall light points.

INNER HALLWAY

Built-in storage cupboard with shelving. Radiator and access to loft. Doors off to:-

BEDROOM ONE 10' 6" x 9' 10" (3.20m x 2.99m)

Double uPVC doors leading to the rear garden, radiator.

BEDROOM TWO 10' 3" x 9' 9" (3.12m x 2.97m) maximum measurements

Double glazed window to rear elevation and radiator.

BEDROOM THREE 7' 2" x 6' 5" (2.18m x 1.95m)

Double glazed window to side elevation.

WET ROOM

Double glazed window to side elevation. Close coupled WC, pedestal wash hand basin and mains shower with rainwater shower head and hand held head. Extractor fan and heated towel rail.

OUTSIDE FRONT

The property is approached via double gates leading via a driveway offering ample parking facilities and leading to the garage. The front garden has raised lawn with mature hedging with step down to a recently laid patio. Within the driveway is a useful storage tap and timber shed whilst accessed via a pedestrian gate to the side of the property a pathway takes you to the:-

SINGLE GARAGE 16' 10" x 8' 6" (5.13m x 2.59m)

Up and over door. Power connected and housing the oil fired 'Navien' combination boiler with uPVC doorway to rear garden and window to rear.

REAR GARDEN

Fully enclosed with concreted patio, lawn and enjoys a pleasant rural view in the distance.

SERVICES

Mains water, mains drainage, mains electric. Oil fired central heating.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

DIRECTIONS

Proceeding into Lanner from Falmouth, proceed past the petrol station on the left hand side and after a short distance, turn left into Bell Lane, taking the next turning on the right hand side into May Gardens, continue to the end where the property is situated in front of you and a MAP For Sale sign has been erected for identification purposes. If using What3words:-alcove.ticket.overuns

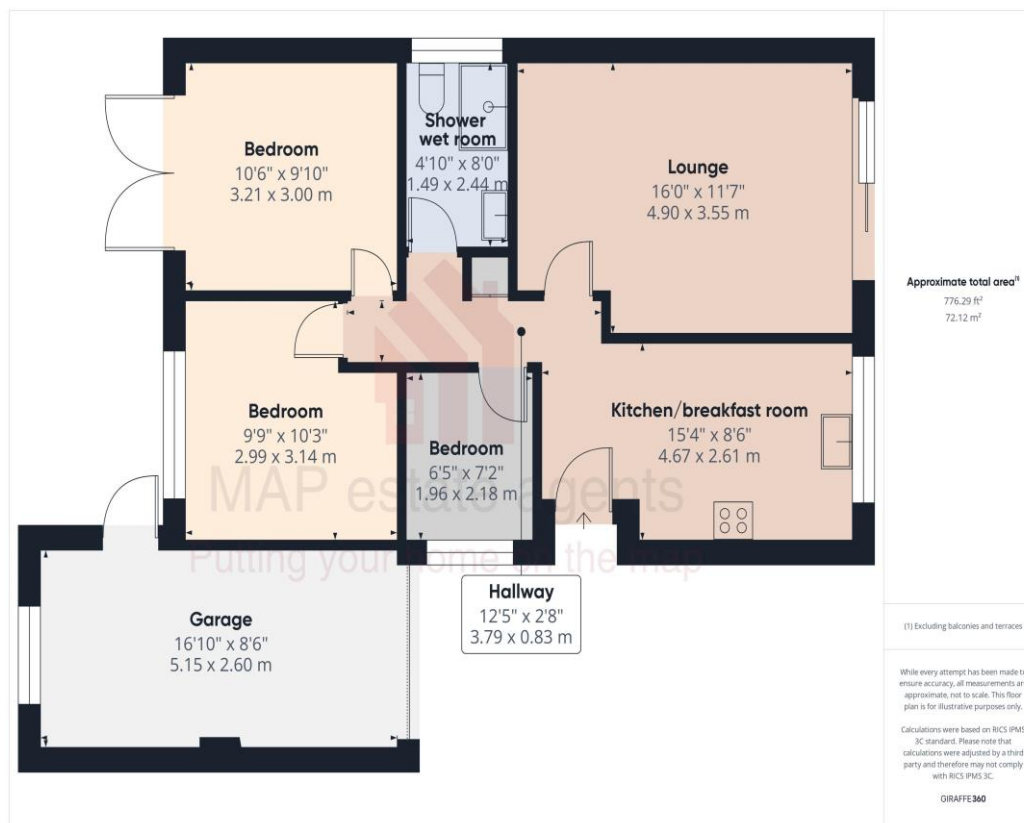


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- A modern detached three bedroom bungalow
- Lounge with uPVC sliding patio doors
- Wet room
- uPVC double glazed windows and doors
- Oil fired central heating system
- Long driveway offering ample parking
- Single garage
- Enclosed front and rear gardens
- Quiet cul-de-sac location
- Vacant possession



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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