



Bell Lane  
Lanner  
Redruth  
TR16 6AP

Offers In The Region Of  
£290,000

- LINK DETACHED BUNGALOW
- QUIET CUL DE SAC POSITION
  - THREE BEDROOMS
  - CONSERVATORY
- UPGRADED SHOWER ROOM
- LOUNGE AND KITCHEN
- ENCLOSED SUNNY GARDEN
  - SOLAR PANELS
- DRIVEWAY AND GARAGE
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 990.00 sq ft



### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this three bedroom detached bungalow, situated on the quiet outskirts of Lanner village. The bungalow sits on a low maintenance sunny plot just a stones throw away from rural walks yet convenient for the local village amenities. The accommodation briefly comprises an entrance vestibule, lounge with wood flooring, inner hallway, kitchen, upgraded walk-in shower room and three bedrooms with one giving access to a lovely conservatory. To the front you will find an enclosed garden laid to artificial lawn with a gated driveway for one car and access to an attached single garage with electric roller door. The rear enjoys a sunny enclosed garden which is also laid to artificial lawn along with attractive composite decking and slate patio whilst also enjoying valley views. Other benefits include solar panels, oil fired central heating and double glazing.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Upvc door into:

#### ENTRANCE HALL

Solid wood flooring, radiator, decorative glazed wooden door into:

#### LOUNGE

16'7" x 12'5" > 10'4" (5.07m x 3.81m > 3.15m )

Solid wood flooring, two radiators, large double glazed window.

#### INNER HALL

Doors to all rooms, wood effect flooring, cupboard housing water heater, P.I.V ventilation unit.

#### KITCHEN

14'1" x 8'11" > 6'7" (4.31m x 2.74m > 2.03m )

A range matching base and wall units with stone effect work surfaces, white gloss tiled splash backs, stainless steel sink with mixer tap and drainer, integrated electric oven and hob with extractor hood over, space for washing machine and fridge, dual aspect double glazed windows, radiator, wood effect flooring, wood panalled walls.

#### BEDROOM ONE

11'2" x 9'4" (3.42m x 2.86m )

Double glazed window, radiator, wood effect flooring.

#### BEDROOM TWO

10'10" x 7'8" (3.32m x 2.36m )

Doble glazed window, radiator, wood effect flooring.

#### BEDROOM THREE

12'8" x 10'4" (3.87m x 3.16m )

Radiator, wood effect flooring, double glazed window and door into:

### CONSERVATORY

10'5" x 9'6" max (3.2m x 2.9m max)

Triple aspect double glazing and double patio doors to rear garden, wood effect flooring.

### SHOWER ROOM

A modern shower room comprising W.C, hand basin with fitted drawer and walk-in shower cubicle with rainfall shower head and additional attachment, chrome effect heated towel rail, non slip flooring, part tiled and part easy clean panelled walls, obscure double glazed window, extractor.

### OUTSIDE

The property is approached through a pedestrian gate onto a central pathway with artificial lawns to either side. Double gates also open onto a driveway for one car in front of an attached single garage and a high pedestrian gate gives access into the rear. The rear enjoys a sunny enclosed garden with pleasant valley views to one side. The garden is laid to a combination of composite decking, slate patio and artificial lawn for ease of maintenance with a mixture of block wall and fenced boundaries and raised flower bed borders.

### GARAGE

16'11" x 9'6" max > 8'9" min (5.17m x 2.91m max > 2.69m min)

Electric roller door, light and power, central heating boiler, PV solar inverter and fuse board.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage, Driveway, and Gated

Building safety issues: No

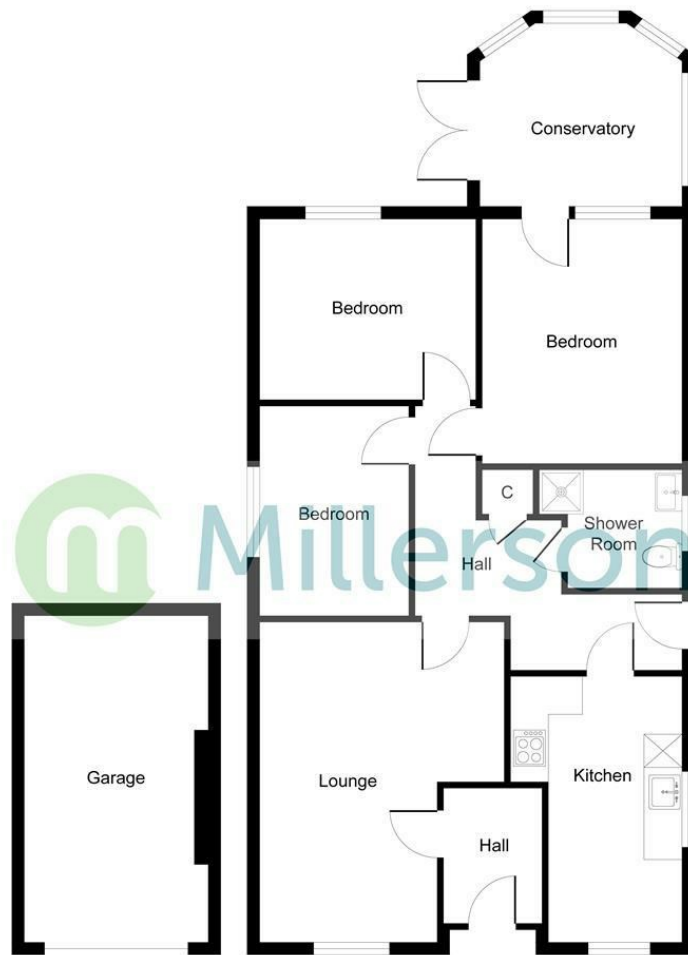


Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Garage

Floor Plan

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE

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

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