

Lanmoor Estate

Redruth

TR16 6HL

Asking Price £260,000

- LINK DETACHED TWO DOUBLE BEDROOM BUNGALOW
- SOUGHT AFTER VILLAGE OF LANNER
- CUL-DE-SAC LOCATION
 - OFF ROAD PARKING
 - ATTACHED GARAGE
- RECENTLY RE-DECORATED THROUGHOUT
- GARDENS TO FRONT AND REAR
 - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 737.00 sq ft



DESCRIPTION

A very well presented and recently refurbished two bedroom detached bungalow in a pleasant tucked away cul-de-sac location in the popular village of Lanner. The property has recently been redecorated throughout and offers flexible and spacious accommodation to include a generous living room/dining room, a pleasant modern kitchen, and excellent bathroom, along with two well proportioned double bedrooms. Externally there's driveway parking for several vehicles, a pleasant level lawned front garden, a single garage, and a private and sheltered rear garden. All in all an excellent and spacious property, ready to move into with the benefit of no onward chain.

ENTRANCE PORCH

UPVC double glazed obscured door opening into entrance porch with oak effect plank vinyl flooring. UPVC double glazed windows to three sides. Polycarbonate roof. Glazed timber door into:

ENTRANCE HALL

Radiator. Doorway into kitchen. Door opening into:

LIVING ROOM/DINING ROOM

A superb and spacious light filled room with UPVC double glazed picture window to front elevation. Recessed Flavel multi fuel stove with slate hearth, with timber surround and mantle. Radiator. Door opening into rear hallway. Plenty of space for both living and dining areas.

KITCHEN

A modern kitchen with oak effect plank vinyl flooring. Range of floor standing and wall mounted cupboard and drawer units with polished stone effect roll top work surfaces over. One bowl stainless steel sink unit with drainer board and mixer taps over. Space for oven. Space and plumbing for washing machine. Space for fridge freezer. UPVC double glazed window to front. Storage cupboard with wall mounted Worcester Bosch combination LPG gas fired boiler with wooden slatted shelving beneath. UPVC double glazed obscure door opening into carport giving access to the garage and driveway.

BEDROOM ONE

A generous double bedroom with UPVC double glazed window to rear with pleasant elevated views over the village and countryside beyond. Radiator.

BEDROOM TWO

Another spacious double bedroom with UPVC double glazed picture window again enjoying a lovely outlook. Radiator.

FAMILY BATHROOM

A pleasant modern suite with oak effect laminate flooring. Panelled bath with shower attachment over. Low-level WC. Pedestal wash hand basin. Wall mounted mirrored medicine cabinet. Fully tiled to 4 walls. UPVC double glazed obscured window to side elevation

OUTSIDE

To the front of the property there is a generous driveway providing parking for several cars in tandem. This leads to the covered carport area which in turn gives to the garage, along with a pedestrian access into the Kitchen.. To the side the driveway there's a pleasant level lawned garden which enjoys plenty of natural sunlight. to the front of the garden there's a natural stone wall with a range of shrubs and plants.

the rear garden is accessed from the rear of the garage via a set of external stairs which lead down to a level lawned garden which is fully enclosed with fencing to 3 sides. This area of garden benefits from plenty of sunshine, is sheltered and enjoys a high degree of privacy.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

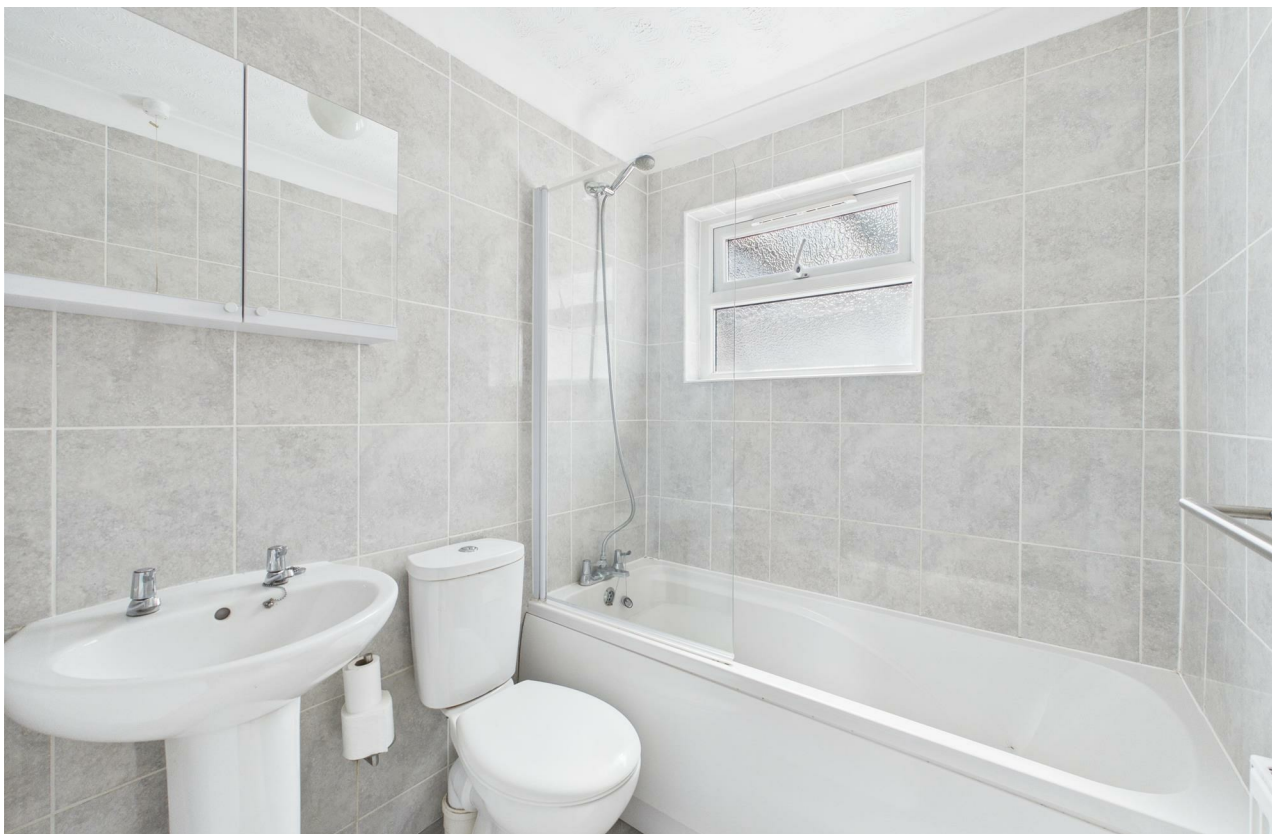
Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

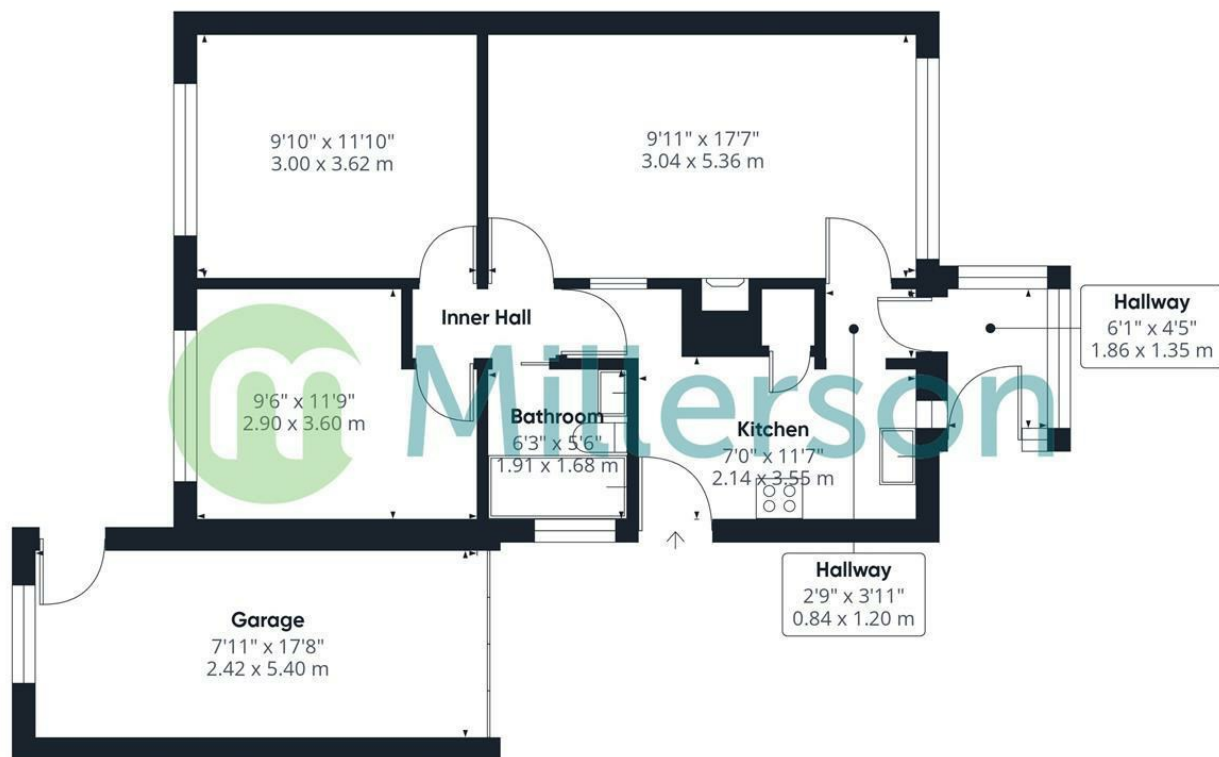
Other electricity sources: No



Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: Double glazing and Wood burner
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good
 Parking: Garage, Driveway, and On Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: Level access and Lateral living
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: E
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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.



Approximate total area⁽¹⁾
737 ft²
68.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

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Here To Help

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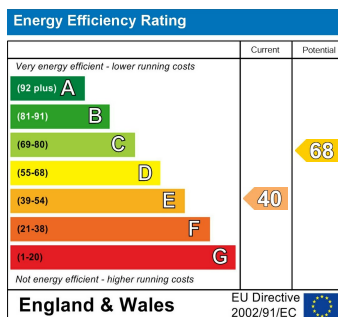
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