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BILL BANNISTER

Sales & Lettings



7 Bell Lane

Lanner, Redruth, TR16 6AP

Guide Price £265,000



This modern semi detached bungalow offers family sized accommodation and benefits from three bedrooms, a lounge, dining area, kitchen and a rear conservatory. The property is double glazed and this is complemented by electric heating. Externally there is a garage, a parking space and enclosed gardens to both front and rear with the added bonus of a built-in bar ideal for alfresco living.



Set in the heart of the village of Lanner, this beautifully presented semi detached bungalow offers three bedrooms, two reception rooms, conservatory, kitchen, shower room, a garage with parking and gardens to both the front and rear. Built in 1969. it has electric central heating and is double glazed throughout. We have been informed by the vendor that a new consumer unit has been fitted to the property just recently and comes with a full electrical certificate. Havaland wall heaters have been mounted throughout the property where stated and in the rear garden there is a raised decking area which has been made into a bar and seating area ideal for alfresco living. This really is a super property and should be viewed to be fully appreciated.

Half glazed door to:

CONSERVATORY

9'10" x 9'7" (3.00m x 2.93m)
With dwarf walls and glazing. Decorative leaded window to kitchen and a half glazed decorative leaded door to kitchen. Tiled floor and a wall mounted heater.

KITCHEN

10'2" x 8'5" (3.12m x 2.58m)
With a range of shaker style full length eye level and base units with rolled edge work surfaces and space under for white goods. Decorative splash backs, cooker hood, recess with built-in cupboard above housing a hot water cylinder, further built-in cupboard, spot lighting and a tiled floor. Door to:

OPEN PLAN LOUNGE/DINER

LOUNGE AREA

15'0" max x 17'5" (4.58m max x 5.31m)
Wall mounted Havaland panel heater, window to side elevation and an open fireplace with a granite surround, wooden mantel and tiled hearth. Archway and steps to:

DINING AREA

11'6" x 12'2" (3.51m x 3.71m)
Leaded patio doors to the front patio and garden. Window to the front.

BEDROOM 3/UTILITY ROOM

9'9" x 5'3" (2.98m x 1.62m)
Currently being used as a utility room by the current vendors, with a built-in cupboard and plumbing for white goods. Leaded decorative window to the side elevation.

L SHAPED HALLWAY

With loft access and we understand from the vendor that there is a loft ladder, it has been partially boarded and is insulated.

MASTER BEDROOM

11'8" x 10'1" (3.57m x 3.09m)
Window to the front with a range of built-in wardrobes having hanging rails and shelving.

BEDROOM 2

12'3" x 8'5" max (3.74m x 2.58m max)
Window to the rear and a wall mounted panel heater.

SHOWER ROOM

5'5" x 6'4" (1.66m x 1.95m)
Obscure glazed window to the rear of the property. Shower cubicle with a wall mounted Mira shower and fully tiled surround. Vanity unit with built-in wash hand basin and a low level wc. The showe room is fully tiled.

OUTSIDE

To the front of the property there are steps and a gated entrance leading to a lawned area and raised patio with a tiered area suitable for creating flower beds. There is a footpath leading to the rear of the property with a gated entrance . The rear garden is mainly laid to lawn with a raised patio area and borders. The main feature in the rear garden is a raised decking area with a built-in bar having power and plumbing. We are informed by the vendors that connections are there should anyone wish to fit a barrel. This is a real asset for anyone who enjoys the alfresco lifestyle. Furthermore there is a GARAGE a short distance away from the property in a block of four with a parking space.

DIRECTIONS

From our office in Redruth proceed along Penryn Street, into Falmouth Road and up to the five crossroads and traffic lights. Proceed straight on into South Downs, over the mini roundabout and down into the village of Lanner. Take the first turning right after Lanner Square into Bell Lane, turn immediately left and number 7 can be accessed down a small lane ahead of you.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three None, O2 Limited, Vodafone Limited (sourced from Ofcom).

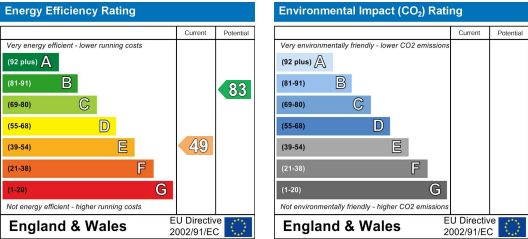
Area Map



Floor Plans



Energy Efficiency Graph



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