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BILL BANNISTER

Sales & Lettings



The Nook Pennance Road

Lanner, Redruth, TR16 5TF

£399,950



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Situated in the ever popular area of Pennance, this is a well presented detached bungalow with an open aspect right across the valley to Tresavean. It is set back from the road and has parking facilities for probably four to five vehicles. There is a garage with an up and over door and space for further white goods. The bungalow offers three bedrooms together with a lounge, a kitchen and a most lovely family room to the rear which has been purpose built and takes full advantage of the vista across the valley. The kitchen is well appointed and fitted with a good range of Howden units and there are also Howden oak internal doors together with some Karndean flooring. Heating is via an oil fired system and the property is double glazed. To the rear there is a raised decked area with balustrades taking full advantage of the views across the valley and up to Tresavean. There is also a lawned area and the whole garden is well enclosed. Pennance gives access to the main Falmouth to Redruth road within a few hundred yards and close by there is a pathway leading towards the top of Carn Marth. The Carn is the second highest point in Cornwall and has amazing views stretching to both coasts.

RECESSED PORCH

With upvc obscure glazed door to:

HALLWAY

Karndean flooring, a cloaks cupboard, a radiator and a Drimaster air circulator. Fold-away loft ladder to a mostly boarded loft space with lighting connected.

LOUNGE

11'3" x 14'2" (3.43m x 4.34m)

Two alcoves, a radiator and a window to the front elevation.

FAMILY ROOM

20'11" x 9'4" (6.40m x 2.86m)

This is a really splendid space with large windows and a dual aspect having an uninterrupted vista across the valley. There are French doors to the side, two radiators, two Velux windows and spot lighting. A partial room divide with a single bowl sink unit with a mixer and cupboards beneath leads to:

KITCHEN

15'3" x 9'3" (4.67m x 2.84m)

A lovely fitted kitchen with a good range of working surfaces with cupboards and drawers beneath, splash backs and complementary eye level cupboards. There are two ovens, one of which can adapt to a microwave, a four ring hob and a cooker hood above. A dishwasher is provided together with a fridge/freezer. Spot lighting, a plinth heater and Karndean flooring. Door to store room.

BEDROOM 1

10'5" x 11'10" (3.18m x 3.61m)

Window enjoying the lovely aspect and a radiator.

BEDROOM 2

10'7" x 11'6" (3.25m x 3.52m)

With a radiator.

BEDROOM 3

6'3" x 8'7" (1.92m x 2.63m)

With a radiator.

BATHROOM

6'5" x 8'2" (1.97m x 2.51m)

Very well presented being fully tiled and having a panelled bath with a mixer and shower together with a mains shower unit. Wash hand basin and wc. Extractor fan and a ladder radiator.

OUTSIDE

A driveway leads to the GARAGE 2.39m x 5.27m (7;10 x 17'3) and there is plenty of parking and turning space available together with an established Cornish hedge and trees. Some flower borders are provided and there is gated access to the rear. Immediately from the family room French doors open out to a lovely decked area with balustrades and this takes advantage of the views. Below this there is a rectangular lawned garden with substantial hedging to the side and this was probably a former wall abutting the Redruth and Chacwater railway.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth and at the five crossroads and traffic lights proceed straight over into South Downs. Continue straight over the mini roundabout and over the brow of the hill towards Lanner and take the first left into Pennance Road. Continue through the bend and the property will be found on the right hand side identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains metered water, mains electricity, oil heating.

Broadband highest available download speeds - Standard 6 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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



Road Map



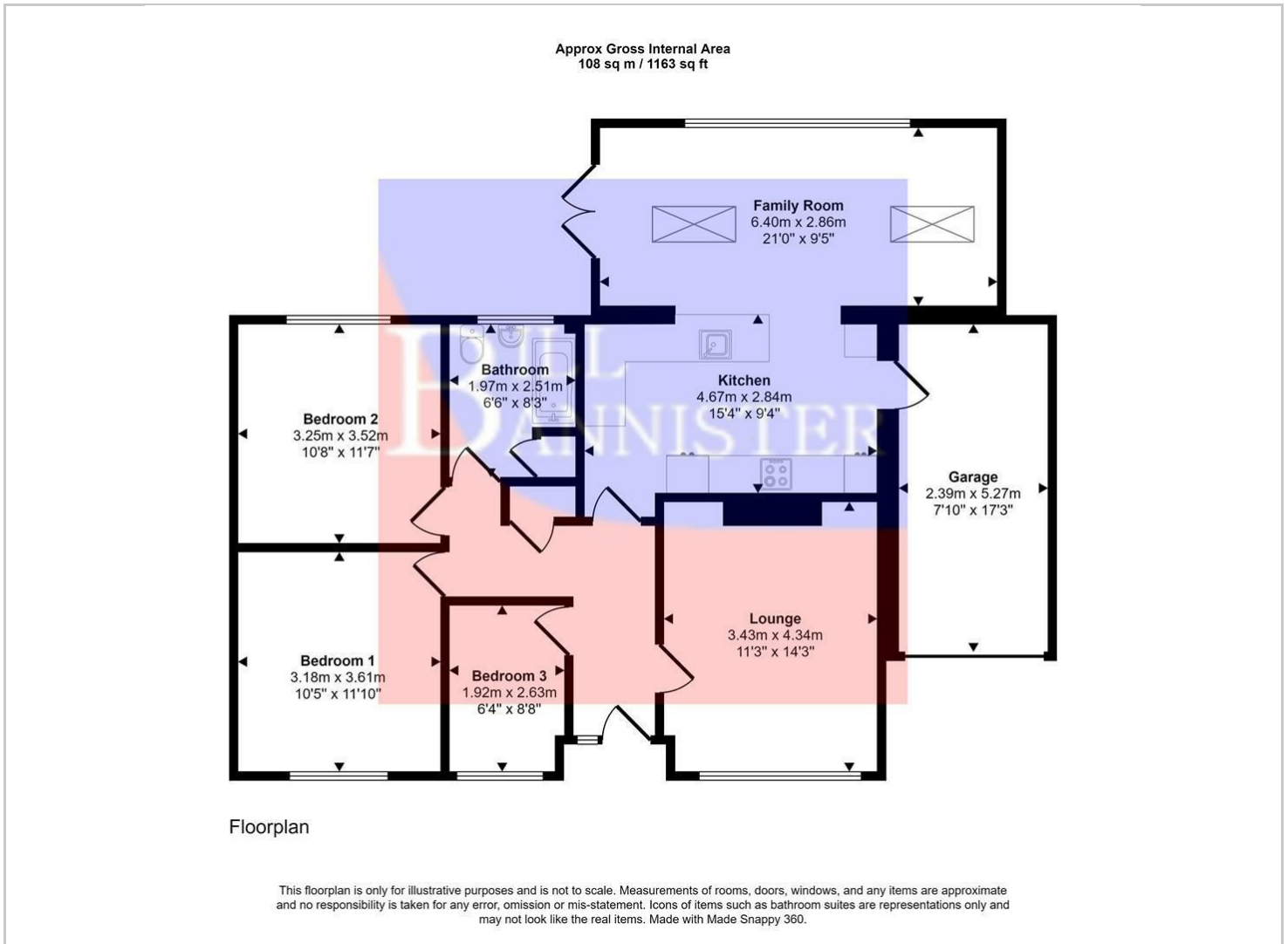
Hybrid Map



Terrain Map



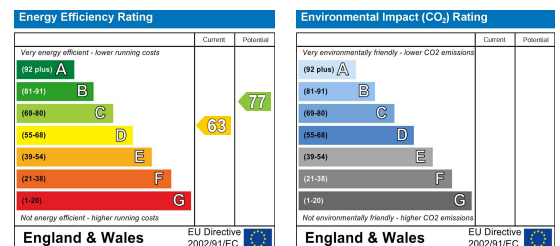
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.