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BILL BANNISTER

Sales & Lettings



11 Penmayne Parc

Lanner, Redruth, TR16 5TN

£279,950



Offered for sale with no onward chain and situated in a popular village location, this detached bungalow benefits from family sized accommodation. There are three bedrooms, a lounge, a kitchen/diner and a shower room. The property is double glazed and this is complemented by LPG gas heating. Externally there are gardens to both front and rear, a garage and driveway parking.



Situated in a popular cul-de-sac location, this detached bungalow is offered with the benefit of no onward chain. An internal inspection will reveal that there are three bedrooms, a lounge, a kitchen/diner and a shower room. Heating is provided by a Worcester propane boiler, there is an independent electric water heater and a bottled gas fire to the lounge. The property is also double glazed and from the front elevation there is a view over the valley to Tresavean. Externally there are gardens to the front and rear with parking available on the driveway plus a garage. There is a cut-through to the centre of Lanner village where you will find travelling facilities, a convenience store, a fish and chip shop and a bakery plus a garage with shopping facilities. Lanner is always considered a popular location and there is a well thought of primary school.

RECESSED PORCH

Double glazed door to:

HALLWAY

With loft access and a radiator.

LOUNGE

16'8" x 10'3" (5.10m x 3.14m)

A Baxi propane fire in a surround and hearth. Radiator and an open aspect from the front facing window.

KITCHEN/DINER

10'7" x 11'0" (3.24m x 3.36m)

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath plus complementary eye level units. There is a deep shelved cupboard and a cupboard housing a Hyco electric water heater. Door to the rear.

BEDROOM 1

12'0" x 10'3" (3.66m x 3.13m)

Radiator and an open aspect to the front elevation.

BEDROOM 2

9'0" x 11'1" (2.75m x 3.40m)

Radiator and a window to the rear.

BEDROOM 3

7'3" x 7'10" (2.23m x 2.40m)

Window to the rear and a radiator.

SHOWER ROOM

5'0" x 7'8" (1.54m x 2.35m)

Walk-in shower with an electric Mira unit and a tiled surround. Pedestal basin and a low level wc. Electric fan heater and a radiator.

OUTSIDE

There is a lawned garden to the front with some mature shrubs and a side driveway providing parking and leading to the GARAGE 2.50m x 5.13m (8'2" x 16'10") with an up and over door and a rear door. There is a pleasant well enclosed lawned rear garden with gas cylinder storage to one corner.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth proceeding into the village of Lanner. Turn left by the bakery into Pennance Lane and continue up here passing some bungalows on the left and turn left into Penmayne Parc. Take the first left and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

The property has cavity wall insulation with a guarantee of 25 years from November 2006.

SERVICES

Mains drainage, mains metered water, mains electricity and bottled gas heating.

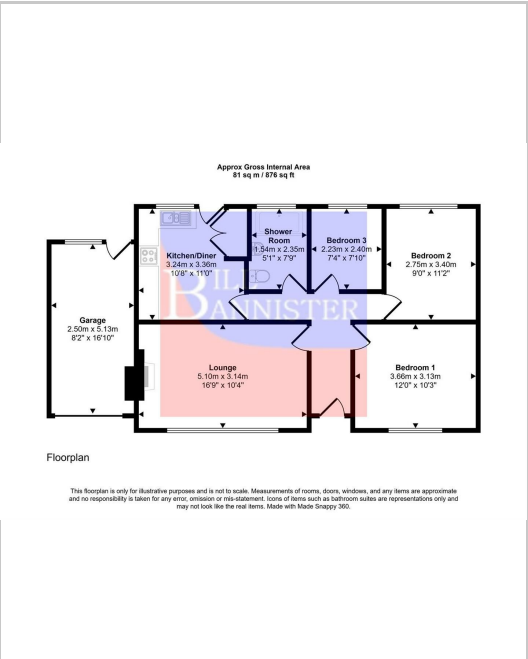
Broadband highest available download speeds - Standard 5 Mbps, Superfast, 38 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

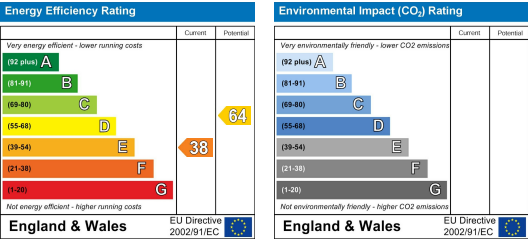
Area Map



Floor Plans



Energy Efficiency Graph



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