

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



8 Lanner Moor

Lanner, Redruth, TR16 6HY

£219,950



Offered for sale with the benefit of no onward chain, this lovely terraced cottage is situated in the ever popular village of Lanner and benefits from well presented accommodation. There are two bedrooms, a lounge, separate dining room, kitchen and a bathroom. Externally there is the bonus of parking to the front leading to a lovely mature front garden and there is also a well enclosed low maintenance rear garden



Set back from the road in a very popular residential location, this two bedroom terraced cottage is offered with no onward chain. A front door leads to a traditional style lounge with stairs to the first floor and a focal point fireplace. There is a separate dining room of good proportions and this leads through to the kitchen, a rear lobby and a bathroom. There are electric heaters complemented by double glazing. Externally it has the bonus of parking leading to an enclosed front garden with a wildlife pond. To the rear steps lead up to two patio areas taking advantage of the afternoon sun and there is also a storage area. Lanner village has always been a popular place in which to live and it offers good facilities such as schooling, a bakery, fish and chip shop, a convenience store and a petrol station with a retail outlet attached. There are bus services to Redruth and Falmouth and for those who enjoy walking plenty of mining trails can be accessed within approximately a quarter of a mile.

Obscure half glazed door to:

LOUNGE

14'7" x 13'2" (4.45m x 4.02m)

With a focal point wooden fire surround with an inset slate back and hearth. Night storage heater, window to the front elevation and traditional style stairs to the first floor. Open joist ceiling and painted wood panelling to dado height along the side wall. Two ceiling lights and open access to:

DINING ROOM

11'1" x 7'5" (3.38m x 2.28m)

Wood panelling to dado height on one wall, an open joist ceiling and a substantial fitted corner cupboard. Four small wall lights, vinyl flooring and a modern storage heater.

KITCHEN

7'2" x 8'11" (2.19m x 2.74m)

Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath, complementary eye level cupboards and splash backs. Space for white goods, spot lighting and an electric heater. Half glazed door to:

REAR LOBBY

Work surface with storage beneath, a Velux roof light and a door to the rear. Door to:

BATHROOM

4'10" x 5'5" (1.49m x 1.67m)

Panelled bath with a mixer tap, a tiled surround, a wall mounted Triton electric shower, curtain and rail. Pedestal wash hand basin with a splash back and a vanity mirror above. WC, extractor fan and an airing cupboard housing a hot water cylinder. Electric towel rail and a fan heater.

FIRST FLOOR

BEDROOM 1

14'10" x 11'6" (4.54m x 3.52m)

A lovely room taking advantage of the morning sun. This room is L shaped with a deep window sill, painted pine flooring, a modern electric heater and access to the roof space.

BEDROOM 2

16'7" x 7'9" (5.07m x 2.38m)

A linney room having two Velux windows and a painted pine floor. Internal window looking down to the rear porch with a wooden safety rail.

OUTSIDE

To the front there is a hard standing for at least one vehicle and a gate opens to a lovely very well established front garden being mainly laid to lawn with a natural wildlife pond. There are various mature shrubs and trees and over the years a lot of time has been spent here creating a most pleasant scene. To the rear concrete steps lead to a court with a raised area ideal for sitting out in the afternoon summer sun. It is well enclosed and has some overhanging shrubbery.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, over the brow of Lanner Hill and down into the village. Continue through the village and the property will be found on the left hand side just before the crossroads by the Coppice Inn.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

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

Broadband highest available download speeds - Standard 6 Mbps, Superfast 80 Mbps (sourced from Ofcom).

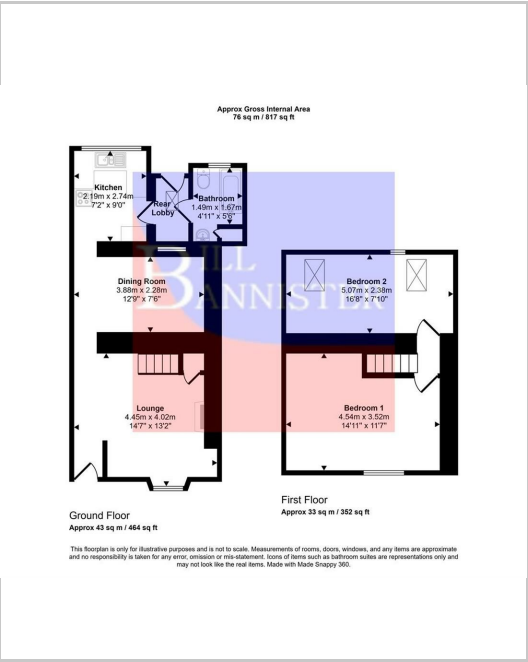
Mobile signal -

EE - Good outdoor only, Three - poor to none, O2 - Good outdoor only, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

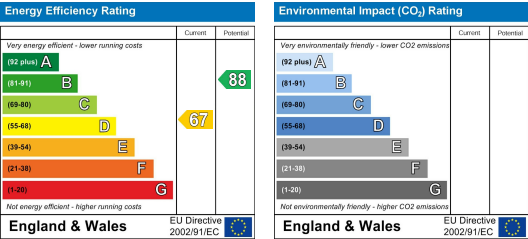
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.