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BILL BANNISTER

Sales & Lettings



19 Lanner Moor

Lanner, Redruth, TR16 6HY

Guide price £269,950



Offering beautifully presented family living accommodation, this terraced cottage is situated in the popular village of Lanner and benefits from three bedrooms, a fitted kitchen, a lounge with French doors to the rear and a first floor bathroom. The property is double glazed and has electric panel heaters. Externally there are lovely well stocked gardens to both front and rear with a sunken pond and the bonus of tandem parking for two vehicles.



Set well back from the road in this ever popular location, number 19 is a terraced cottage with very well presented accommodation. There are three bedrooms, all with built-in cupboards or wardrobes and a first floor bathroom including an electric shower. The ground floor opens up from a hallway into a rear sitting room with French doors to the outside. The kitchen is well appointed with a good amount of units plus a breakfast bar and incorporating an oven, a hob and an extractor. The property is double glazed and this is complemented by electric panel heaters. Externally there is a long front garden with tandem parking for two vehicles. There is also a sunken pond approached via some steps. The rear is well enclosed and borders onto open fields. Lanner is a very popular village with a well thought of primary school and a range of shopping facilities and a petrol station. There are bus services to Falmouth and Redruth.

ENTRANCE HALLWAY

With a passageway down to:

LOUNGE

12'10" x 13'10" (3.93m x 4.22m)

French doors leading to the rear and an electric panel radiator. Stairs to the first floor.

KITCHEN

8'7" x 12'3" (2.63m x 3.74m)

Single drainer stainless steel sink unit, working surfaces having splash backs with cupboards and drawers beneath. Complementary eye level cupboards and space for white goods. Fitted oven, hob and an extractor. There is a breakfast bar overlooking the front garden. Panel radiator.

FIRST FLOOR

BEDROOM 1

9'9" x 9'6" (2.98m x 2.91m)

With a deep built-in cupboard and a panel radiator.

BEDROOM 2

12'6" x 8'8" (3.83m x 2.65m)

Double wardrobe, panel radiator and an open view.

BEDROOM 3

5'10" x 12'7" (1.80m x 3.84m)

Built-in cupboard and a panel radiator.

BATHROOM

6'9" x 5'1" (2.08m x 1.56m)

Panelled bath with an electric shower, tiled surround and a shower screen. Pedestal wash hand basin and a low level wc. Sun tube, extractor fan and an airing cupboard housing a hot water cylinder.

OUTSIDE

There is a hard standing for two vehicles in tandem. A gate leads to a thoughtfully laid out front garden with a central path partly shared with next door. Immediately to the front of the property is a patio/bbq area and steps lead down to a sunken pond. The rear has steps leading to a garden area and then to a very pleasant sun terrace. The rear boundary is bordered by open fields.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth into the village of Lanner. The property will be found on the left hand side set back from the road opposite the petrol station.

AGENTS NOTE

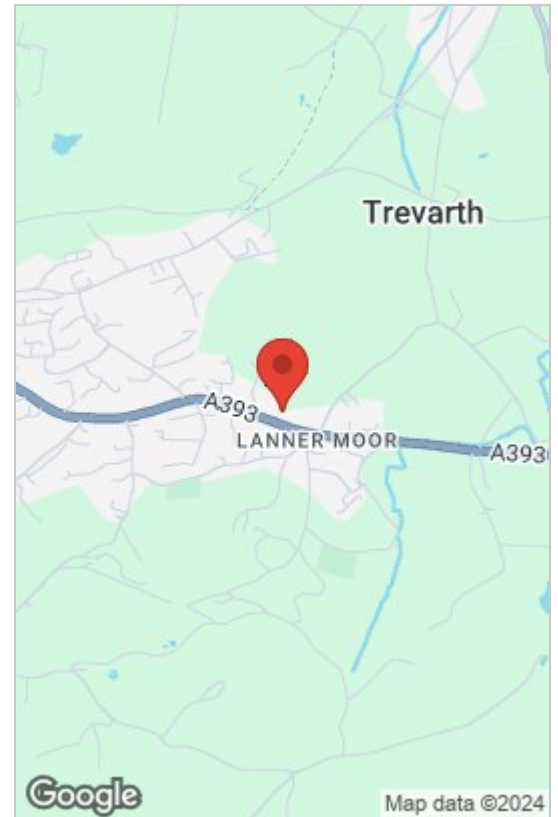
TENURE: Freehold.

COUNCIL TAX BAND: B.

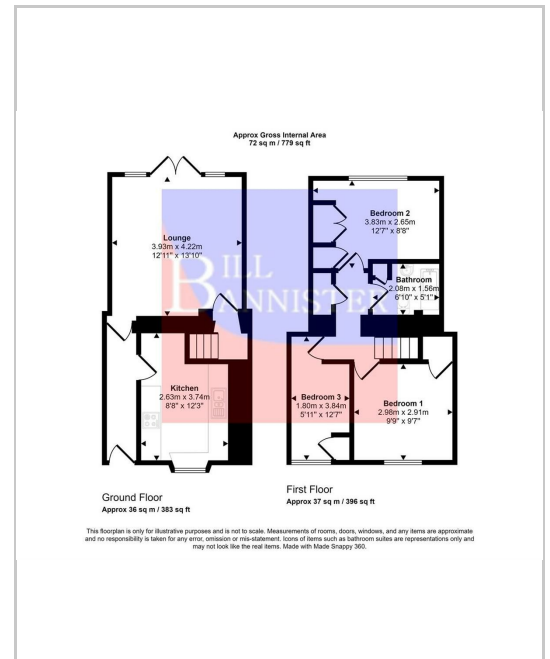
SERVICES

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

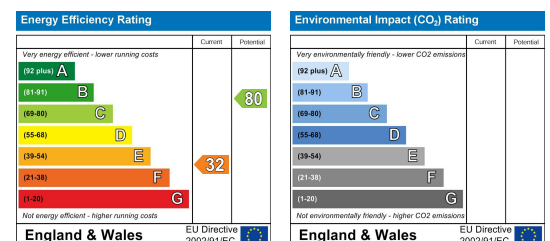
Area Map



Floor Plans



Energy Efficiency Graph



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