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BILL BANNISTER

Sales & Lettings



27 Lanmoor Estate

Lanner, Redruth, TR16 6HN

£239,950



Offered for sale with no onward chain, this well presented semi detached bungalow is situated on a popular residential development in the village of Lanner. The property benefits from two bedrooms, a lounge/diner, a kitchen and a bathroom. It has LPG gas heating and this is complemented by double glazing. Externally there is an allocated parking space and enclosed gardens to both front and rear with lovely views up to Carn Marth.



Situated in the ever popular village of Lanner and offered with no onward chain, in our opinion this semi detached bungalow is well presented by the vendor. A hallway leads to a lounge which has a dual aspect with the front elevation looking toward Carn Marth. There are two bedrooms, both to the rear of the property and the bathroom is low maintenance with Respatex cladding and a tiled floor. The kitchen is fitted with a good amount of storage units and tiled splash backs. The original doors have been replaced with colonial style six panels finished in white. Double glazing is complemented by a bottled gas combination boiler. The gardens are noteworthy, in our opinion being quite generously sized having lawns and a lower area that gives access to a sunny aspect patio with paving and a garden shed. Allocated parking is provided within fifty to sixty yards. A pedestrian access will take you to the bottom of Bell Lane which is virtually in the centre of Lanner Village. The village provides bus services, a general store, a fish and chip shop, a bakery and a garage/convenience store.

ENTRANCE HALL

With a leaded light style glazed panel. Two built-in cupboards, one housing the bottled gas combi boiler. Loft access and a Drimaster air circulator.

LOUNGE

9'7" x 19'10" (2.94m x 6.05m)
A dual aspect room with two radiators.

BEDROOM 1

10'10" x 8'11" (3.31m x 2.72m)
With a radiator.

BEDROOM 2

8'3" x 8'9" (2.52m x 2.69m)
With a radiator.

BATHROOM

6'0" x 5'4" (1.85m x 1.63m)
Respatex easy clean walling and a tiled floor. Panelled bath with a mains shower and a screen. Pedestal wash hand basin and a low level wc. Radiator.

KITCHEN

7'9" x 10'6" (2.37m x 3.21m)
Single drainer stainless steel sink unit plus adjoining working surfaces with cupboards and drawers beneath, space for white goods and a three drawer unit. Complementary eye level cupboards and quite extensive wall tiling. Window to the front and a door to the side. Radiator.

OUTSIDE

There is an enclosed front garden with access to the rear and also a lower piece of garden which appears to be quite sheltered. To the rear there is a sunny aspect patio and a garden shed. The rear garden is enclosed and mostly laid to lawn. From here there are lovely open views to the top of Carn Marth. There is an allocated parking space within a few yards and accessed via a common user pathway for the other few bungalows. There is also a pathway leading to the village centre.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth into the village of Lanner. Turn right opposite the bakery into Lanmoor Estate and follow this all the way to the top where it bears right and the allocated parking space will be seen marked number 27 on the left hand side in the hammerhead. Walk down the pathway and the property is the last one on the right hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and LPG gas heating.

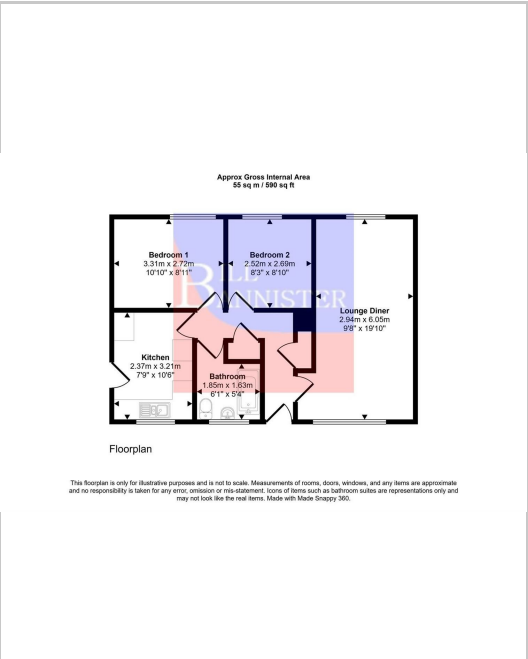
Broadband highest available download speeds - Standard 5 Mbps, Superfast, 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

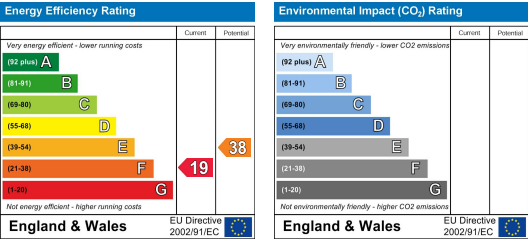
Area Map



Floor Plans



Energy Efficiency Graph



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