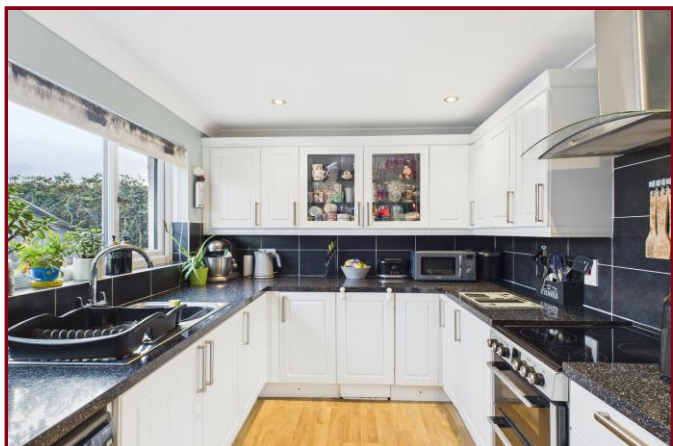




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**Higher Pennance,  
Lanner, Redruth**

**£315,000  
Freehold**





## Higher Pennance, Lanner, Redruth

### £315,000 Freehold Property Introduction

Tucked away from passing traffic, this detached non-estate bungalow offers versatile family size accommodation and is well suited for either those with a younger family or retired persons.

Offering three double size bedrooms (the current owner is using the lounge as a primary bedroom), there is a lounge/dining room and a restyled kitchen. The bathroom has been refitted and in addition to the uPVC double glazed installed in 2019, there is an oiled fired central heating system.

To the outside, the gardens which lay mainly to the front and side are secure for children and pets, there is a detached garage and parking is available for two/three cars.

The bungalow has a rural outlook and the extensive paved area to the side is ideal for outside entertaining and offers a high level of privacy.

We will strongly recommend viewing our interactive virtual tour prior to arranging a closer inspection of this bungalow.

## Location

The property is situated within a short distance of Lanner village with a choice of convenience stores, a fish and chip shop, a public house and schooling for younger children.

The nearest major town, Redruth, is within two miles and here there is a mix of national and local shopping outlets together with a mainline railway station connecting to London Paddington and the North of the country.

Redruth is also home to Kresen Kernow which is a mecca for those researching their Cornish roots. The A30 Trunk Road is within a short drive and Truro, the administrative and shopping centre for Cornwall is within ten miles and Falmouth on the south coast, which is Cornwall's university town is within nine miles.

## ACCOMMODATION COMPRISES

uPVC double glazed door with leaded glass feature opening to:-

### **LOUNGE/DINING ROOM 14' 9" x 12' 0" (4.49m x 3.65m) plus doorway recess**

uPVC double glazed French doors opening onto the side. Radiator. Squared archway through to kitchen/diner and doors opening off to:-

### **BEDROOM ONE/LOUNGE 13' 6" x 11' 11" (4.11m x 3.63m) maximum measurements into recesses**

uPVC double glazed window to the front enjoying a rural outlook.

Open fireplace, radiator and spotlighting.

### **KITCHEN/DINER 19' 11" x 8' 0" (6.07m x 2.44m)**

uPVC double glazed door to the side and two uPVC double glazed windows to the side enjoying a rural outlook. The kitchen has been refitted with a modern range of eye level and base units having adjoining square edge working surfaces and featuring an inset stainless steel sink unit and mixer tap. Cooker point with stainless steel cooker hood over, extensive ceramic tiling to walls and ceramic tile splashback. Space and plumbing for an automatic washing machine, inset spotlighting and laminate floor. 'Grant' oil fired boiler and partial dividing archway to the dining area which has inset spotlight together with laminate flooring.

### **INNER HALLWAY**

Access to loft space, doors off to:-

### **BEDROOM TWO 10' 11" x 9' 10" (3.32m x 2.99m)**

uPVC double glazed window to the front. Radiator.

### **BEDROOM THREE 9' 10" x 8' 10" (2.99m x 2.69m)**

uPVC double glazed window to the rear. Radiator.

### **BATHROOM**

uPVC double glazed window to the side. Remodelled with a white suite consisting of close coupled WC, pedestal wash hand basin and P-shaped shower bath with electric shower over. Extensive ceramic tiling to walls, wall mounted towel radiator and recessed airing cupboard.

### **OUTSIDE FRONT**

To the front of the property, there is a tarmac parking area for two/three vehicles which also gives access to the detached garage which has an up and over door. The majority of the front garden is laid to lawn, enclosed and ideal for children and pets. There is also a raised bed to one side.

### **OUTSIDE SIDE**

There is a paved patio which is generous in size and enjoys a rural outlook, and gives access to a lawned garden. This area is ideal for outside entertaining and offers a high level of privacy. External water supply.

### **OUTSIDE REAR**

The rear garden is enclosed, paved and there is a storage shed together with an oil tank.

### **GARAGE 17' 0" x 12' 9" (5.18m x 3.88m)**

Up-and-over door, inspection pit and cupboard storage to rear.

### **SERVICES**

The property benefits from mains electricity, mains water and it should be noted that there is a private septic tank to the property.

### **AGENT'S NOTE**

The Council Tax band for this property is band 'C'.

### **DIRECTIONS**

From Redruth railway station, proceed down the hill turning left at the first set of traffic lights. Continue through to the next set of traffic lights where you bare left towards Falmouth and at the top of the hill at a double roundabout, take the second exit turning into Lanner and then take the second turning left into Pennance Road. Driving along Pennance Road passing the entrance on the right to Pennance lane, continue ahead and there are two driveway openings on the right. Take the second right (please note that the name of the bungalow is located ahead of you on a barn wall) and at the bottom of the driveway you will find the property straight ahead of you. If using What3words:- horns.recitals.uppermost



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Detached non-estate bungalow
- Set away from passing traffic
- Two/three bedrooms
- Dining room/Lounge
- Remodelled kitchen
- Oil central heating
- Double glazing
- Enclosed gardens
- Garage and parking
- Rural views across the valley



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