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BILL BANNISTER
Sales & Lettings

13 May Gardens

Lanner, Redruth, TR16 6AR

£279,950

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Situated in an ever popular location, this detached gable end bungalow is situated in a cul-de-sac. From the front elevation there are fine views to the top of Carn Marth which is the second highest point in the county. The bungalow is well presented by the vendor and offers double glazed accommodation with two electric radiators. There is a long fire surround in the lounge but it would appear that the fireplace itself has at some stage been removed. The kitchen has a good range of units together with a replacement oven and there is a hob with an extractor hood over. In addition to the base units there are also complementary eye level cupboards with space for white goods. Three bedrooms are provided with the smaller bedroom being reduced in size to allow for a passage for an internal access to the garage. The bathroom has been converted to a shower room with wipe clean walling. Externally there is a well appointed front garden being laid to lawn with hedging. A side tarmac driveway provides plenty of parking and leads to the garage. The rear garden is well enclosed with terraced lawns and established hedging to the rear. There are various flower borders and a centrally appointed palm tree. There is also a timber garden shed. Lanner village is well thought of with shopping facilities, bus services and a popular primary school.

RECESSED PORCH

Door to:

HALLWAY

Tiled entrance area and an electric radiator. Two built-in cupboards, one with shelving and one housing the hot water tank.

LOUNGE

9'10" x 16'2" (3.00m x 4.93m)

A long fireplace and mantel (the fire itself has been removed). Double cupboard and an electric radiator. From this room there is a fine aspect to the top of Carn Marth.

KITCHEN

8'3" x 10'8" (2.52m x 3.27m)

One and a half bowl stainless steel sink unit, working surfaces with cupboards and drawers beneath, splash backs and complementary eye level units. Space for white goods and a built-in oven, four ring hob and an extractor above. The vendor informs us that the oven was replaced approximately 6-7 years ago.

BEDROOM 1

9'10" x 10'7" (3.02m x 3.24m)

Patio doors to the rear garden.

BEDROOM 2

10'4" x 7'4" (3.17m x 2.25m)

Window overlooking the rear garden.

BEDROOM 3

7'1" x 6'2" (2.18m x 1.90m)

This room has been shortened to allow for an internal passageway to the garage.

SHOWER ROOM

8'1" x 4'11" (2.48m x 1.50m)

Remodelled and having a Triton electric shower and screen with Respatex style wipe clean surround. Wall tiling, pedestal wash hand basin and a low level wc. Electric towel rail and a fan heater.

OUTSIDE

A tarmac driveway provides parking facilities and leads

to a GARAGE with an up and over door, a rear door, internal access, power and water. The front garden is mostly enclosed and lawned with borders and good hedge screening to the front. A side pathway leads to the rear garden being enclosed with established hedging to the rear. There are terraced lawns to three areas together with a focal point Palm Tree and various borders. A modern timber 8' x 6' shed has been constructed with a window to the front. There is also well established Rhubarb.

DIRECTIONS

From Redruth take the main road towards Falmouth into the village of Lanner. Turn right after the square into Bell Lane and then turn right into May Gardens. Number 13 will be identified on the left hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES

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

Broadband highest available download speeds - Standard 6 Mpbs, Superfast 71 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

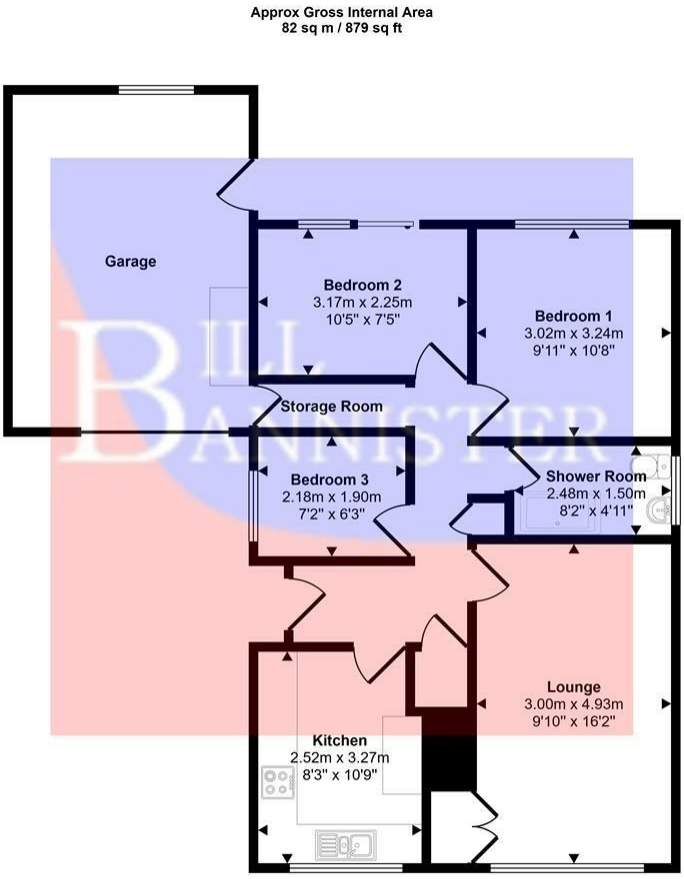
Mobile signal -
EE - Good outdoor, Three - Variable outdoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).

Road Map

Hybrid Map

Terrain Map

Floor Plan



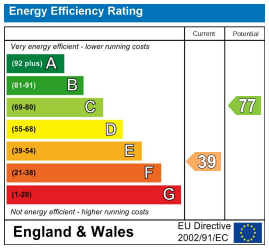
Floorplan

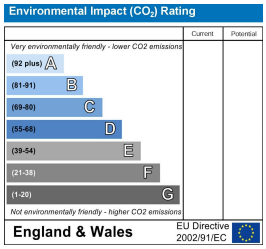
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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