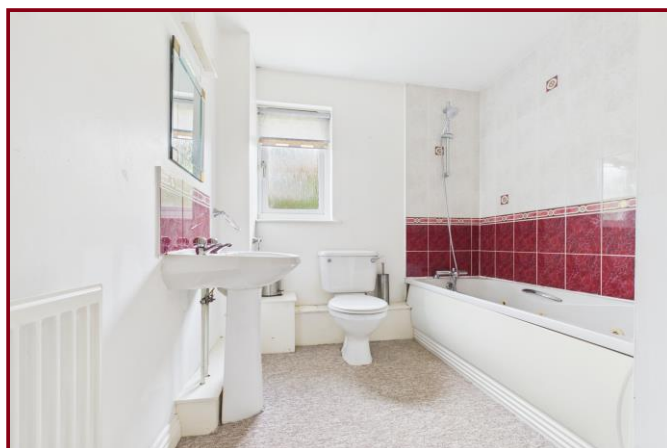




**MAP estate agents**  
Putting your home on the map

**Pennance Parc,  
Lanner, Redruth**

**£360,000  
Freehold**







## **Pennance Parc, Lanner, Redruth**

**£360,000**  
**Freehold**

### **Property Introduction**

Offered for sale with no onward chain, this detached bungalow enjoys an elevated rural view to the front across the village of Lanner.

Benefiting from three bedrooms with the principal bedroom having an en-suite shower room, the lounge is of a generous size and has patio doors which open to a veranda which again enjoys far reaching rural views. The kitchen/dining room is well proportioned and has a patio door opening on to the rear garden and there is a family bathroom. Heating is provided by an oil fired boiler located within the garage and the bungalow is fully double glazed.

To the outside, gardens lie to the front and rear with that at the rear being enclosed and secure for younger children and pets. In addition to the garage driveway parking is available to the front. In summary, a well proportioned bungalow ideal for family occupation, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

### **Location**

The village of Lanner is a popular location which benefits from schooling for younger children, a choice of late night convenience stores and a choice of well respected local pubs which serve food. For those who enjoy walking or cycling there is access to cycle trails and country walks nearby. The nearest major town of Redruth is within two miles and here there are both local and national shopping outlets and a mainline Railway Station with links to London Paddington and the north of the country. The A30 trunk road runs to the north of the town.

Falmouth, Cornwall's university town on the south coast is within an eight mile drive and Truro, which is Cornwall's administrative centre offers a wide range of specialist national shops is within a similar distance. The rugged north coast village of Portreath, noted for its sandy beach and active harbour, is within seven miles.

### **ACCOMMODATION COMPRISES**

Composite double glazed door opening to:-

#### **HALLWAY**

Recessed two door cupboard and further recessed airing cupboard containing copper cylinder. Coved ceiling, access to loft space and radiator. Panelled doors open off to:-

### LOUNGE 21' 6" x 11' 7" (6.55m x 3.53m)

uPVC double glazed window to the front and sliding double glazed patio door opening on to a veranda which enjoys open rural views. Coved ceiling, laminate flooring and radiator. Double doors open to:-

### KITCHEN/DINER 16' 4" x 11' 4" (4.97m x 3.45m)

uPVC double glazed window to the rear and double glazed patio door opening to rear garden. The kitchen area is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. 'Beko' freestanding Range style cooker with ceramic hob and stainless steel hood over, space and plumbing for an automatic washing machine and space for fridge and freezer. Inset spotlighting, coved ceiling and radiator.

### PRINCIPAL BEDROOM ONE 15' 7" x 11' 6" (4.75m x 3.50m)

uPVC double glazed window to the front again enjoying a rural outlook. Recessed two door wardrobe and radiator. Door to:-

#### EN-SUITE

uPVC double glazed window to side. Fitted with a close coupled WC, pedestal wash hand basin and oversize shower enclosure with plumbed shower and shower panelling. Radiator.

### BEDROOM TWO 12' 2" x 9' 6" (3.71m x 2.89m) plus door recess

uPVC double glazed window to the rear. Radiator.

### BEDROOM THREE 10' 3" x 8' 7" (3.12m x 2.61m)

uPVC double glazed window to the rear. Radiator.

### BATHROOM

uPVC double glazed window to rear. Fitted with a close coupled WC, pedestal wash hand basin and panelled Jacuzzi bath with mixer shower. Radiator.

### OUTSIDE FRONT

To the front the garden is largely lawned interspersed with a range of shrubs and trees. To one side there is a paved driveway leading to the garage and affording additional parking if required.

### GARAGE 18' 8" x 8' 9" (5.69m x 2.66m)

Up and over door, power and light connected. Floor mounted 'Worcester Danesmoor' oil fired boiler.

### REAR GARDEN

The rear garden is enclosed, secure for younger children and pets and is largely lawned. Immediately to the rear of the property there is a patio, external water supply and pedestrian access is available to either side of the bungalow.

### SERVICES

The property benefits from mains metered water, mains electric and mains drainage.

### AGENT'S NOTE

Please be advised the property is band 'D' for Council Tax.

### DIRECTIONS

From Redruth Railway Station proceed down the hill and at the traffic lights turn left, at the next traffic lights bear left towards Falmouth. At a roundabout take second exit straight over and dropping down into the village of Lanner, take the turning on the left into Pennance Road and then turn immediately right, continue along this road and where it bears around sharp left, drive up the hill where the bungalow will be identified by our MAP For Sale board. If using What3words:- cartoons.paramedic.meanings

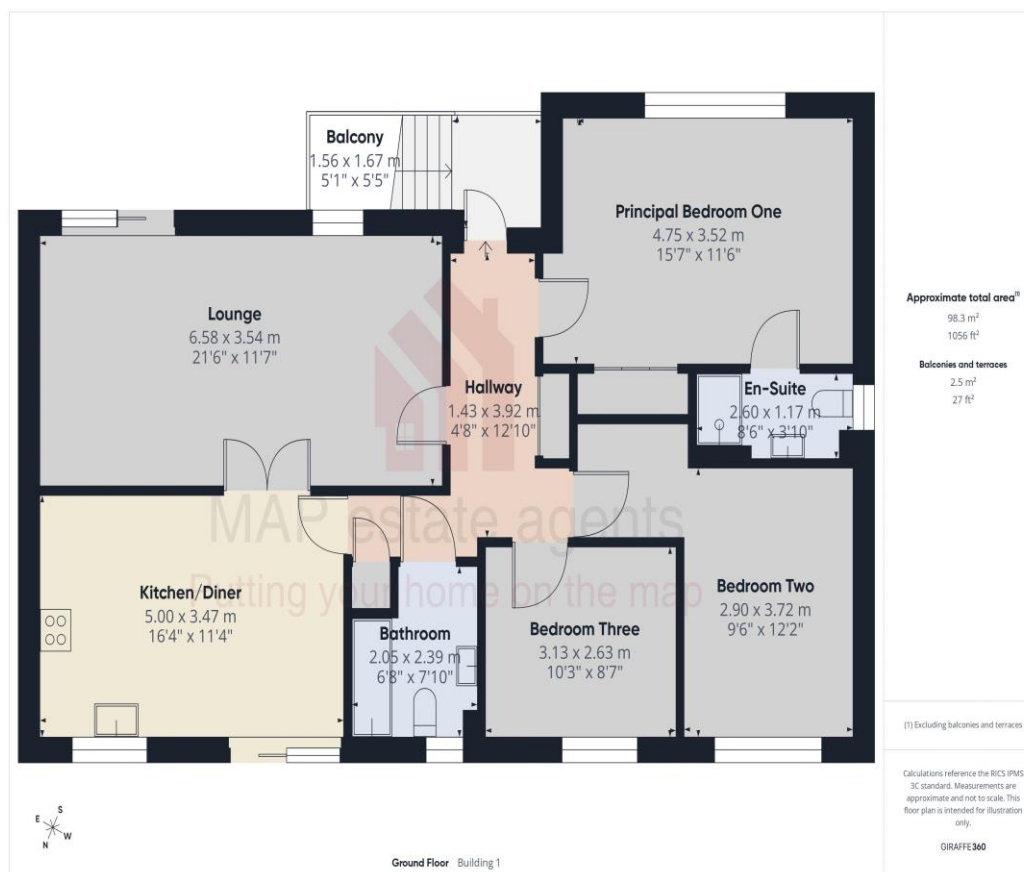


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs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



## MAP's top reasons to view this home

- Detached bungalow with rural outlook
- Three bedrooms with principal en-suite
- Generous lounge with rural outlook
- Fitted kitchen/dining room
- Family bathroom
- Double glazing
- Oil fired central heating
- Gardens to front and rear
- Garage with driveway parking
- Chain free sale



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.