

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£310,000

Bell Veor, Lanner, TR16 6AN



- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW
- BATHROOM WITH SEP SHOWER
- GARAGE AND PARKING
- SOLAR PANEL INSTALLATION
- OIL CENTRAL HEATING
- MATURE GARDENS
- COUNCIL TAX BAND: C
EPC: TBC

A well-presented and maintained Detached Bungalow in a quiet tucked away location in the village of Lanner with its local shop, doctors, school, petrol station and public houses with the town of Redruth close by for major transport links and further shopping and school facilities. The bungalow has off road parking for several vehicles in addition to the garage and sits in mature well-stocked gardens. There is a solar panel installation and the bungalow is warmed by oil central heating. The accommodation briefly comprises of: - Entrance Hall, Lounge, Kitchen, Conservatory, Two Double Bedrooms and a Bathroom/WC with Separate Shower Cubicle. The property is offered for sale with no onward chain but is subject to a probate application. EPC: TBA. Council Tax Band C.



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Approached via a gated driveway with pathway to a recessed UPVC front door opening to:-

ENTRANCE HALL

There are doors to all rooms, radiator, telephone point and loft access hatch.

LOUNGE

15'4" x 13'5" (4.67m x 4.09m)

A well-proportioned room with a double glazed window to the front, feature fireplace with inset electric fire, radiator, telephone point and TV aerial point.

KITCHEN

11'5" x 11'5" (3.48m x 3.48m)

A modern kitchen with a good range of eye level and base units with work surface over, tiled splashbacks, inset single bowl stainless steel sink, inset electric hob with extractor over, built in double electric oven, space for a washing machine, space for an upright fridge freezer, double glazed window to the front, built in cupboard housing the controls for the solar array, door to:-

CONSERVATORY

11'0" x 9'10" (3.35m x 3.00m)

A useful addition with a door to the garden and a radiator.

BEDROOM ONE

11'4" x 11'8" (3.45m x 3.56m)

A good sized double bedroom with a double glazed window to the rear and radiator.

BEDROOM TWO

12'0" x 11'9" (3.66m x 3.58m)

A well-proportioned second double bedroom with a double glazed window to the rear and a radiator.

BATHROOM/WC

8'5" x 7'7" (2.57m x 2.31m)

Comprising of a corner bath, close coupled WC, pedestal mounted wash hand basin, separate corner quadrant shower enclosure with electric shower over, radiator and a double glazed window to the rear.

OUTSIDE

GARDENS

There are gardens to all sides with a well-stocked mature range of shrubs and perennials. There is a green house and several seating areas. There is a pedestrian gate which opens on to a footpath leading down into the village.

GARAGE

19'0" x 10'9" (5.79m x 3.28m)

A good sized single garage with up and over door, side pedestrian door and power and light. Eaves storage and the oil fired boiler which was installed in 2023.

OFF ROAD PARKING

There is driveway parking for a number of vehicles.

ENERGY EFFICIENCY RATING

This property has been rated as: TBC

AGENTS NOTE

The property is of standard block construction.

Council tax Band C.

Broadband Speeds from 4 Mbps Standard, 80 Mbps Superfast and from 1800 Mbps Ultrafast (Source Ofcom).

Mobile coverage from all major networks (Source Ofcom).

The property is for sale subject to a grant of probate which is in process.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.