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Bell Lane,
Lanner, Redruth

£360,000
Freehold







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Property Introduction

Offered for sale with no onward chain, this detached dormer bungalow, which has been extended to the rear, offers generous and versatile accommodation ideal for family occupation. Enjoying a rural outlook, the front door opens on to a hallway with access to a lounge, kitchen, large dining room and a main bedroom with an adjacent shower room. Turning stairs lead to the landing where there are two double size bedrooms, a well appointed bathroom with bath and recessed shower enclosure and a walk-in storage cupboard. The internal layout may suit those looking to accommodate an extended family. Heating is provided by an LPG gas boiler located in the loft and there are rented solar panels together with uPVC double glazing. Set back from the road by a mainly lawned garden, a driveway to the side gives parking for three vehicles and leads to the garage. The rear garden is of a good size, enclosed and features a generous brick patio. A property that would benefit from a closer inspection, viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

Situated close to the centre of the village, yet enjoying a tranquil, rural outlook, there is a convenience store within a reasonable walking distance and set off from The Square is a public house which is well respected within the village as the centre of community life. Schooling is available for younger children within the village and nearby at Redruth, which is the nearest major town, there is a well respected secondary school. Redruth offers a range of national and local shopping outlets, there is a mainline railway station which connects with London Paddington and the north of England and is home to Kresen Kernow which is a mecca for Cornish archives and local history. Lanner is within eight miles of Falmouth on the south coast which is Cornwall's university town, it is nine miles to the county town of Truro and the north coast at Portreath, with its sandy beach and active harbour, will be found within seven miles.

ACCOMMODATION COMPRISES

Recessed storm porch with composite double glazed door and side screen opening to:-

HALLWAY

Featuring recessed turning stairs to the first floor and radiator. Doors opening off to:-

LOUNGE 13' 1" x 11' 2" (3.98m x 3.40m)

uPVC double glazed window to the front enjoying a rural outlook. Focusing on a Minster style fire surround and hearth housing a gas coal effect fire.

KITCHEN 11' 1" x 8' 8" (3.38m x 2.64m) plus recess

uPVC double glazed window and door to rear. Fitted with a range of

eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel double bowl sink unit with mixer tap. Extensive ceramic tiled splashbacks, cooker point and space and plumbing for automatic washing machine. Radiator. Recessed storage cupboard.



BEDROOM ONE 11' 9" x 11' 4" (3.58m x 3.45m)

A uPVC double glazed window to the front again enjoying the rural outlook. Featuring a bedroom fitment with storage, four door wardrobe with dressing table and radiator.

INNER VESTIBULE

Laminate flooring and doors open off to:-

SHOWER ROOM

uPVC double glazed window to the side. Close coupled WC, pedestal wash hand basin and oversize shower enclosure with plumbed shower. Ceramic tiled walls and floor, towel radiator and inset spotlighting.

DINING ROOM/SECOND LOUNGE 14' 10" x 10' 11" (4.52m x 3.32m)

L-shaped, maximum measurements



uPVC double glazed window to the rear and uPVC double glazed French doors to the side. Laminate flooring and radiator.

FIRST FLOOR LANDING

A central landing with door to walk-in storage cupboard and door to loft space. Doors opening off to:-

BEDROOM TWO 11' 3" x 11' 1" (3.43m x 3.38m)

uPVC double glazed window to the rear with a rural aspect across the village. Dressing area, recessed four door wardrobe and radiator.

BEDROOM THREE 11' 5" x 8' 3" (3.48m x 2.51m)

uPVC double glazed window to the rear again enjoying a rural outlook across the village. Radiator.

BATHROOM



uPVC double glazed window to the side. Comprehensively equipped with a close coupled WC, pedestal wash hand basin, recessed shower enclosure with electric shower and a panelled bath with tiled surround. Towel radiator.

OUTSIDE FRONT

To the front of the property there is a raised lawned garden with shrub borders and immediately to the front of the property there is a paved patio. A driveway to the side gives additional parking for three vehicles and leads to the:-

DETACHED GARAGE 28' 0" x 9' 11" (8.53m x 3.02m)

Up and over door and having power and light connected.

REAR GARDEN

Enclosed and largely lawned with an extensive brick paved patio and features a timber storage shed and external water supply and electric connection.

SERVICES

Mains water, mains electric and mains drainage.



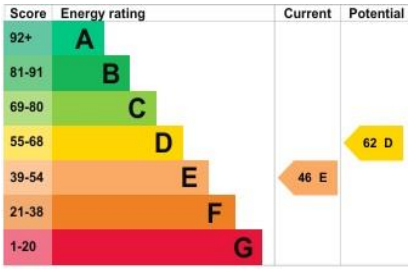
AGENT'S NOTE

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

SOLAR PANEL LEASE

The property benefits from a solar photovoltaic system owned by HomeSun 2 Ltd, installed under a roof lease dated 10th October 2011, for a term of 25 years and 3 months, expiring on 10th January 2037.

Under the agreement, HomeSun 2 Ltd retains ownership of the solar panels and is responsible for remotely monitoring their performance and dealing with any maintenance issues. The arrangement is subject to a peppercorn rent. The property owner benefits from the electricity generated and consumed at the property, whilst any surplus electricity exported to the grid, together with associated Feed-in Tariff payments, remains the benefit of HomeSun 2 Ltd. Upon sale, the lease is intended to transfer automatically to the incoming property owner, who will assume the landlord's obligations under the agreement. Where a mortgage is involved, HomeSun 2 Ltd can provide the necessary pro forma to the purchaser's solicitor to facilitate a Deed of Variation, should this be required by the mortgage lender. Prospective purchasers are advised to have their solicitor review the solar panel lease and establish any requirements with their mortgage provider.









MAP's top reasons to view this home

- Detached dormer bungalow on village outskirts
- Three double size bedrooms
- Lounge
- Dining room
- Ground floor shower room and first floor bathroom
- Fitted kitchen/breakfast room
- LPG gas central heating
- Generous rear garden
- Garage and parking
- Chain free sale

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