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BILL BANNISTER
Sales & Lettings

17 Lanmoor Estate

Lanner, Redruth, TR16 6HN

Guide Price £289,950

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This presents an opportunity to acquire a garage linked detached bungalow in an elevated position set in very pleasant, generous gardens to the front and rear with spectacular open views to the top of Carn Marth. There is an entrance hall leading through to two bedrooms, one with a fitted wardrobe and a fine view. The hallway has storage facilities and leads to the lounge/diner being of generous proportions and we think that originally the property had three bedrooms with one being converted to a dining area with extra light from a purpose built skylight. Beyond this there is also a conservatory giving internal access to the garage. The kitchen has been refurbished with plenty of storage units together with a fantastic view. The property is double glazed and has an oil fired heating system. There is a garage with an electric door with driveway parking for two vehicles, two useful outbuildings and a greenhouse. This area is sought after and gives access to Lanner village which has a variety of shops, a fish and chip shop, a garage, bus services and a popular primary school within a few minutes walk.

ENTRANCE HALL

Archway upvc door leading to:

INNER HALL

Cloaks cupboard, an airing cupboard with a hot water cylinder and loft access. Radiator.

LOUNGE/DINER

25'7" x 9'10" (7.81m x 3.01m)

As previously mentioned, we think this was probably a conversion from the third bedroom. There are two windows and an electric coal effect fire and surround with an oil fired boiler behind providing the radiators and hot water system. Skylight.

BEDROOM 1

11'0" x 10'3" (3.36m x 3.14m)

A radiator, a fitted wardrobe and a lovely view to the front.

BEDROOM 2

9'2" x 11'1" (2.81m x 3.38m)

Radiator.

CONSERVATORY

14'4" x 4'9" (4.38m x 1.47m)

With internal access to the garage.

KITCHEN

10'4" x 11'6" (3.16m x 3.53m)

Refurbished with a one and a half bowl sink unit and working surfaces with cupboards and drawers beneath together with splash backs. There is space for white goods, a cooker, a cooker hood, a washing machine and eye level cupboards.

SHOWER ROOM

7'4" x 5'4" (2.24m x 1.63m)

Tiled with a Mira shower in a cubicle. Wash hand basin, shaver point, a low level wc and a radiator.

OUTSIDE

There is a neatly presented lawned front garden and parking for several vehicles on the side driveway leading to a GARAGE 2.74m x 5.60m (9' x 18'4) with an internal access door and an electric up and over door. The rear garden really has to be seen to be appreciated being slightly elevated and taking advantage of the views to the majority of Carn Marth. Laid to lawn for the most part with quite a substantial gravelled area, it has much to commend it including two outbuildings and a greenhouse. The garden is raised above a small lane with Bell Veor behind it. We feel the garden is of importance to the desirability of this chain free home.

Tel: 01209 210333

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through Southdowns and over the brow of the hill into Lanner Village. Turn right opposite the bakery into Lanmoor Estate and proceed straight to the top where the property will be facing you.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 6 Mpbs, Superfast 80 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

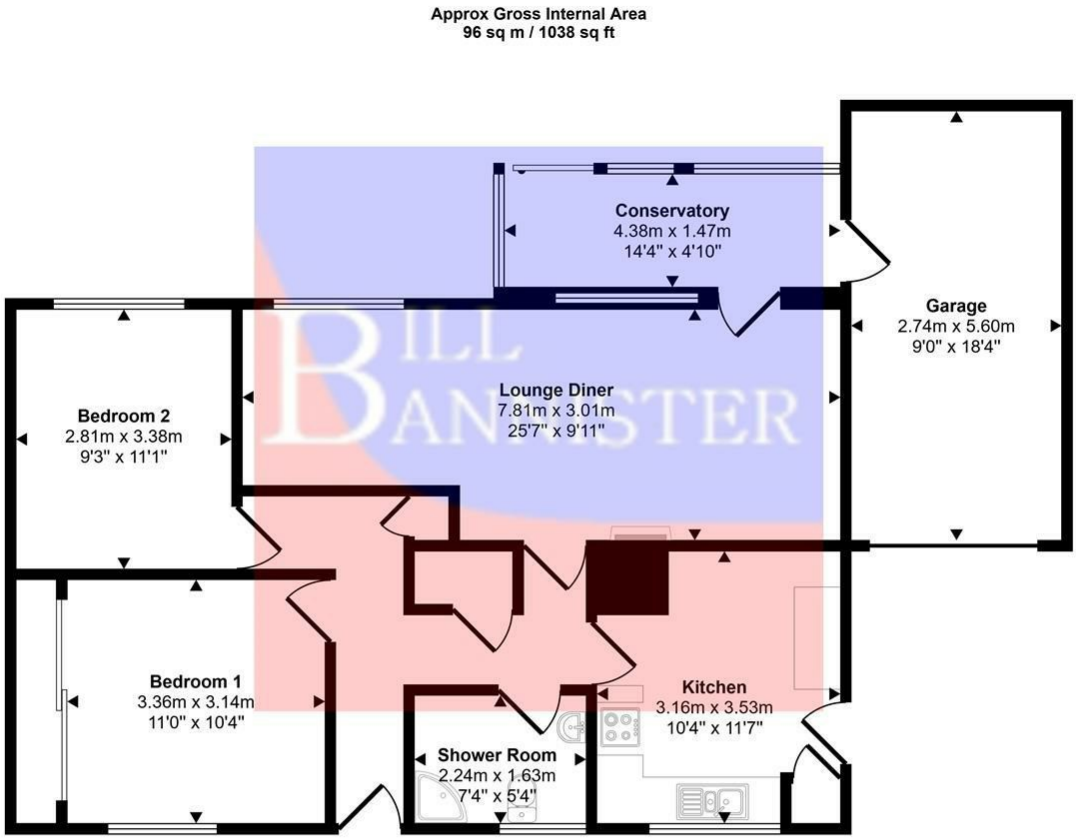
Mobile signal Indoors - EE Good outdoor, Three Varaible outdoor, O2 Good outdoor, Vodafone Variable outdoor & variable indoor (sourced from Ofcom).

Road Map

Hybrid Map

Terrain Map

Floor Plan



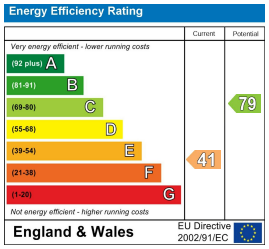
Floorplan

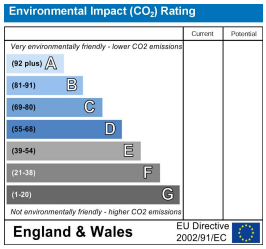
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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