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**Penmayne Parc,
Lanner, Redruth**

**£240,000
Freehold**





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Property Introduction

Offered for sale chain-free, this semi-detached bungalow enjoys a rural outlook to the front.

Requiring some updating, the property benefits from two bedrooms, a lounge/dining room, fitted kitchen and remodelled bathroom. Extended to the rear and accessed from bedroom one there is a generous conservatory. With the exception of the utility room, there is uPVC double glazing and modern electric heaters have been installed. To the outside, there are well stocked gardens to the front and rear and driveway parking to the front which incorporates a useful car port. The garage has been divided to create a utility room and storage facility and the flat roof was recovered in 2026 and benefits from a 25-year guarantee.

Penmayne Parc is a popular mature residential development on the edge of Lanner and viewing our interactive virtual is strongly recommended prior to arranging an appointment to view.

Location

The village of Lanner is popular locally as a residential area, the village benefits from a Public House, fish and chip shop and a late night convenience store. There is also schooling for younger children. The major town of Redruth is within a mile and here, one will find both local and national shopping outlets, a mainline Railway Station with direct links to London Paddington and the north of England and the A30 trunk road runs to the north of the town.

Falmouth on the south coast is some nine miles distant and Truro, the county town of Cornwall which offers a wide range of shops and restaurants, is within ten miles. The north coast village of Portreath with its sandy beach and active harbour will be found within six and a half miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Door to:-

LOUNGE/DINING ROOM 19' 1" x 9' 9" (5.81m x 2.97m) maximum measurements

uPVC double glazed window to the front enjoying a rural outlook. Focusing on a wood fire surround (presently sealed) and with a night storage heater. Door to:-

INNER HALLWAY

Doors opening off to:-

KITCHEN 9' 11" x 9' 5" (3.02m x 2.87m) plus door recess

uPVC double glazed window to the side and uPVC double glazed door to the side. 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. Built-in oven, inset ceramic hob with stainless steel hood over. Automatic dishwasher, ceramic tiled splashbacks and airing cupboard with copper cylinder. Further storage cupboard and night storage heater.

BATHROOM

uPVC double glazed window to the side. Remodelled with a close coupled WC, pedestal wash hand basin and panelled bath with 'Triton' electric shower over. Ceramic tiled splashbacks and electric fan heater.

BEDROOM ONE 11' 3" x 9' 10" (3.43m x 2.99m)

Glazed door incorporating glazed side panels opening to conservatory. Storage heater.

BEDROOM TWO 9' 11" x 9' 5" (3.02m x 2.87m) maximum measurements

Window opening to conservatory. Storage heater.

CONSERVATORY 19' 3" x 7' 10" (5.86m x 2.39m)

Two uPVC double glazed windows to the rear enjoying an outlook over the garden and with a uPVC double glazed door to the rear. Power and light connected. Door opening to:-

UTILITY 9' 9" x 8' 4" (2.97m x 2.54m)

Single glazed window to the rear. Power and light connected and plumbing for an automatic washing machine.

OUTSIDE FRONT

To the front of the property the garden is enclosed with a range of mature shrubs giving attractive ground cover and there is a lawn. Double gates open onto a driveway which gives parking for two vehicles and there is a car port immediately in front of the former garage. External water supply.

FORMER GARAGE (STORE) 8' 7" x 7' 5" (2.61m x 2.26m)

Up-and-over door to the front and currently used as a storage facility. Power and light connected. The rear of the garage has been divided off to create the utility room.

REAR

The rear garden is enclosed, offers a high level of privacy and benefits from pedestrian access to one side. The garden is part paved and is well stocked with a range of mature shrubs giving colourful ground cover. Ornamental pond.

SERVICES

Mains water (metered), mains drainage and mains electricity.

AGENT'S NOTES

The Council Tax band for this property is Band 'B'. Please note some images have been created and furnished with the use of CGI.

DIRECTIONS

From Redruth, take the road towards Falmouth and after passing over the top of Lanner Hill, take the first turning on the right into Pennance Road, turn immediately right into Valley View and turn off Valley View with the signs directing you towards Penmayne Parc. Approaching the entrance to Penmayne Parc, the bungalow will be identified on the left-hand side by a 'For Sale' board. If using What3words: supreme.qualify.hardback



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Semi-detached bungalow
- Requires some updating
- Two bedrooms
- Lounge/dining room with rural outlook
- Fitted kitchen
- Remodelled bathroom
- Generous conservatory to the rear
- Attractive well stocked gardens
- Diveway parking
- Chain-free sale



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