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**May Gardens,  
Lanner, Redruth**

**£315,000  
Freehold**





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**Freehold**

### Property Introduction

A very well presented detached bungalow with versatile accommodation occupying a slightly elevated position and enjoying an outlook towards Carn Marth.

Situated within the May Gardens development the bungalow offers versatile and adaptable accommodation which is currently utilised by the vendors as a two bedroom, however there is potential for a third bedroom from what is currently used as their dining room. To the rear of the bungalow is a feature sun room which overlooks the enclosed garden and also accesses the additional bedroom with its own en-suite shower room. The bungalow has the benefit of uPVC double glazed windows and doors along with an LPG central heating system.

To the front is off-road driveway parking for approximately three vehicles, whilst the enclosed rear garden offers a good range of mature shrubs along with a lawn and useful outbuildings - one with power connected.

### Location

Lanner is a popular village located within a reasonable distance to Falmouth, Redruth and the cathedral city of Truro, this being the main centre in Cornwall for business and commerce. Locally a primary school enjoys an excellent reputation along with a well regarded garden centre, village hall, public houses, fish and chip shop, doctor's surgery and a bakery.

The historic maritime town of Falmouth is located on the south coast which is very popular for sailing and water sports whilst to the north the rugged village of Perranporth, Porthtowan and Portreath offer excellent surfing beaches. For those who enjoy walking, Lanner is perfect for easy access to the Carn Marth trail as well as the tramway trail linking up with the Devoran to Portreath cycle path.

### ACCOMMODATION COMPRISES

Entrance door opening to:-

#### ENTRANCE HALLWAY

Radiator. Storage cupboard plus additional storage cupboard housing the gas boiler. Access to loft (being partly boarded and housing the Drymaster positive air pressure system). Doors off to:-

#### LOUNGE 15' 11" x 9' 8" (4.85m x 2.94m) plus recess

uPVC double glazed windows to front elevation enjoying views towards Carn Marth. Radiator plus additional electric wall mounted heater with wood fire surround. Laminate flooring.

### **KITCHEN 10' 9" x 8' 3" (3.27m x 2.51m) maximum measurements**

uPVC double glazed window to front elevation enjoying views towards Carn Marth. Single stainless steel sink unit with mixer tap. A good range of white storage units and work surfaces. Recess for cooker with extractor, three drawer storage unit and plumbing for dishwasher and washing machine. Radiator.

### **BEDROOM ONE 16' 10" x 10' 2" (5.13m x 3.10m) maximum measurements into recess**

uPVC double glazed window to side elevation plus uPVC door and window opening to the sun room, two radiators.

### **INNER LOBBY**

Access off to:-

### **WET ROOM**

Shower, close coupled WC and wash hand basin with double storage cupboard under. Radiator. Wall mounted mirror cabinet.

### **DINING ROOM/OPTIONAL BEDROOM 10' 6" x 9' 10" (3.20m x 2.99m)**

Radiator. uPVC double glazed windows and door giving access to:-

### **SUN ROOM 19' 4" x 5' 9" (5.89m x 1.75m)**

uPVC double glazed tilt and turn windows and door to exterior. Radiator. Built-in storage cupboard. Access to:-

### **BEDROOM TWO 11' 10" x 8' 0" (3.60m x 2.44m)**

uPVC double glazed window to rear elevation and radiator. Access to:-

### **EN-SUITE SHOWER ROOM**

Wash hand basin with double storage cupboard under, shower cubicle and close coupled WC. Part tiled walls. Extractor fan. Heated towel rail. Wall mirror faced cabinet.

### **EXTERIOR**

As previously mentioned, immediately to the front of the property a concrete driveway gives off-road parking amenities for approximately three vehicles. The front garden has a lawn and a variety of shrubs whilst access via the side of the property leads to the enclosed rear garden. The garden is laid mainly to lawn with a stone wall and fencing and offers a variety of mature shrubs and trees and two useful storage sheds - one having power connected.

### **SERVICES**

Mains drainage, mains water mains electric. LPG heating. There is fibre broadband to the premises.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'C'.

### **DIRECTIONS**

Proceeding through Lanner from Falmouth, turn left into Bell Hill, taking the next turning on the right hand side into May Gardens where the property is situated on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- Create.hoaxes.culling

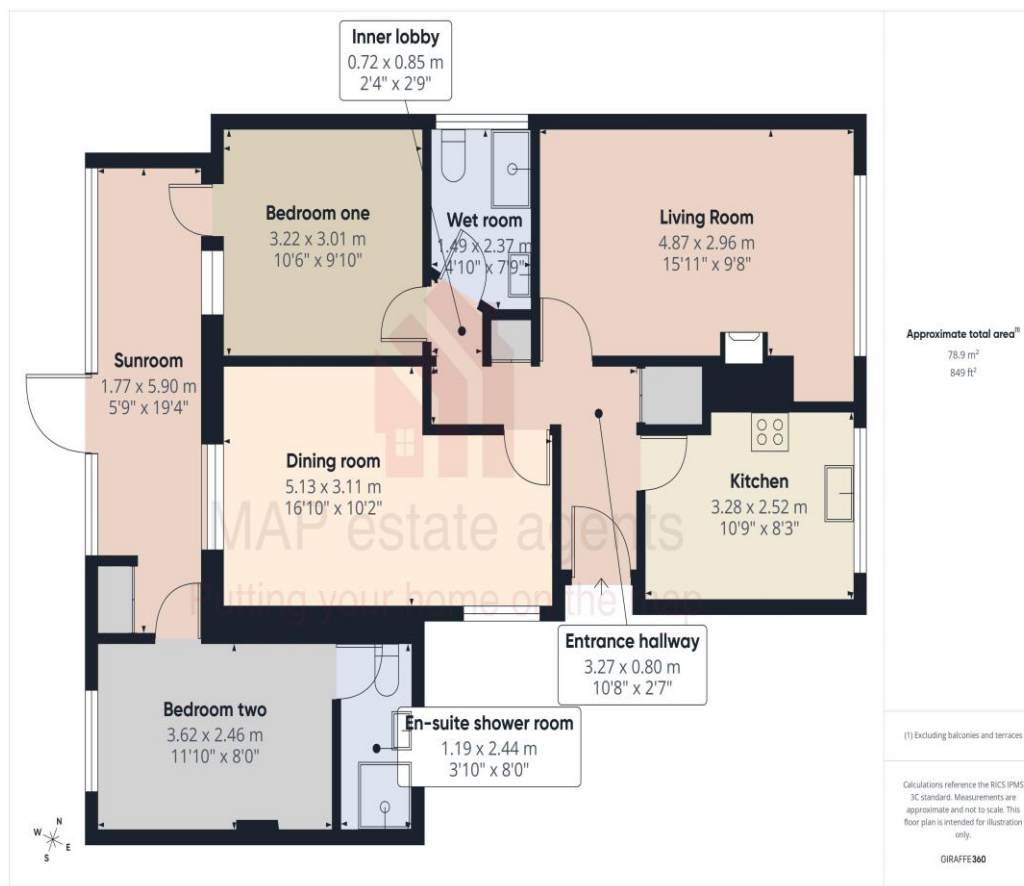


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- A versatile, well presented detached bungalow
- Located in an elevated position
- Enjoying pleasant views towards Carn Marth
- Two/three bedrooms
- Bedroom three currently utilised as a dining room
- Wet room plus additional en-suite shower room
- Lounge, separate sun room and fitted kitchen
- Double glazed windows and LPG central heating
- Off-road parking for approximately three vehicles
- Enclosed well stocked garden, useful outbuildings



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

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

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

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

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