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**Lanner,  
Redruth  
£240,000  
Freehold**





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## **Property Introduction**

Situated in a quiet cul-de-sac off Pennance Road in Lanner is this two bedroom semi-detached bungalow with scope to improve.

The accommodation comprises of a kitchen, lounge, conservatory, two bedrooms and a wet room.

Outside there is a low maintenance enclosed rear garden and a garage.

The property benefits from double glazing, oil heating and is offered for sale with no onward chain.

## **Location**

In the centre of Lanner there is a convenience store within a short walk and set off from the square on the other side of the road is a local Public House which is well respected within the village as a centre of community life. There is also a Primary School, fish and chip takeaway and near to the house is a children's play park with wonderful country walks also being nearby. Schooling is available for younger children nearby and Redruth, which is the nearest major town, is within one and a half miles.

Redruth offers a range of national and local shopping outlets, there are banks, a Post Office and mainline Railway Station that connects with London Paddington and the north of England. Secondary education is available at Redruth school which as recently been awarded its second Ofsted 'Good' rating and the town is also 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, nine miles from the county town of Truro and the north coast will be found within seven miles.

## ACCOMMODATION COMPRISES

Steps up to double glazed entrance door opening to the:-

### ENTRANCE VESTIBULE

Part glazed door opening to:-

### KITCHEN 12' 10" x 9' 10" (3.91m x 2.99m) maximum measurements

A dual aspect room with window to the front elevation and window to the side. Range of wall and floor mounted units with worktops over incorporating a sink and drainer. Integrated 'Neff' oven and hob. Tiled floor and walls. Spaces for washing machine and fridge/freezer. Radiator. Airing cupboard and pantry larder cupboard housing electrics.

### INNER HALLWAY

Doors off to:-

### LOUNGE 16' 11" x 9' 11" (5.15m x 3.02m)

Double glazed window to the front elevation. Focusing on a feature open fireplace with tiled hearth, mantel and surround. Radiator.

### BEDROOM ONE 11' 4" x 10' 1" (3.45m x 3.07m)

Fitted wardrobes with mirror sliding doors to one wall. Radiator. Sliding double glazed doors opening to the:-

### CONSERVATORY 19' 3" x 7' 2" (5.86m x 2.18m)

Glazed on two sides with double glazed doors opening to the patio. Wall lights.

### BEDROOM TWO 9' 11" x 9' 6" (3.02m x 2.89m)

Double glazed window to conservatory with outlook to the rear elevation. Radiator.

### WET ROOM

Obscured double glazed window. Part enclosed shower with electric wall mounted shower, WC and pedestal wash hand basin. Tiled flooring and tiled walls. Radiator.

### OUTSIDE FRONT

To the front of the property there is a driveway and a gravelled front garden with walled surround and a selection of shrubs. Outside tap. Steps lead up to the front entrance.

### GARAGE 18' 0" x 8' 4" (5.48m x 2.54m)

Up and over door. Lighting and electric. Rear double glazed door to garden. Double glazed window.

### REAR GARDEN

The garden is laid to patio on two levels with fencing to the end and wall to the side. A pathway leads around the side round to the front of the property. Oil tank.

### AGENT'S NOTE

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

### DIRECTIONS

From Redruth take the road towards Falmouth and after passing over the top of Lanner Hill, take the first turning on the left into Pennance Road. Turn immediately right into Valley View and then turn off Valley View with the signs directing you towards Penmayne Parc and on entering Penmayne Parc, turn right down the hill and the property will be found half way down on the right hand side. If using What3words:- contour.date.equipping

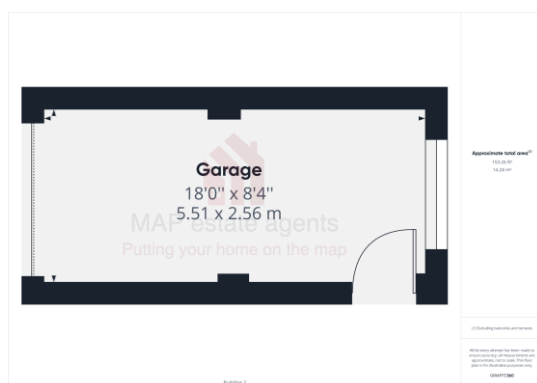
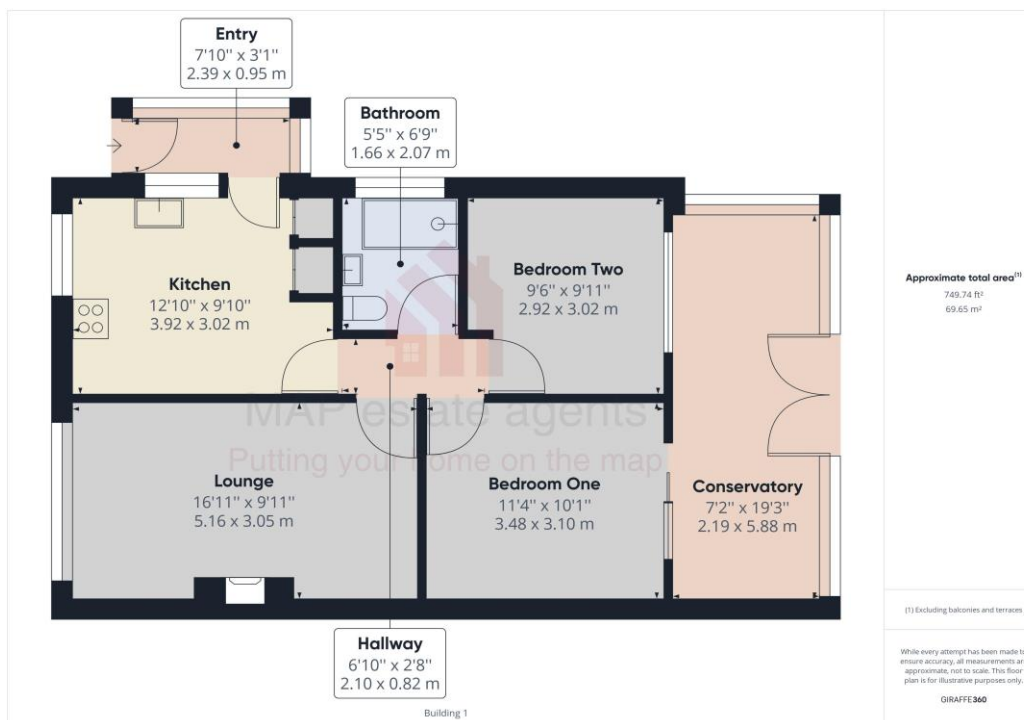


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Semi-detached bungalow
- Two bedrooms
- Lounge and conservatory
- Kitchen and wet room
- Double glazing and oil heating
- Enclosed low maintenance rear garden
- Garage
- Driveway parking
- Quiet cul-de-sac position with no through traffic
- Village location



01209 243333 (Redruth & Camborne)  
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01326 702400 (Helston & Lizard Peninsula)

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01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

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

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