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BILL BANNISTER

Sales & Lettings



9 Bell Lane

Lanner, Redruth, TR16 6AP

£279,950



Offered for sale with no onward chain and situated in the popular village of Lanner, this detached bungalow benefits from well presented family sized living accommodation. There are three bedrooms, a lounge/diner, a fitted kitchen and a shower room. The property is double glazed and this is complemented by electric heating. Externally there is a lawned front garden with a garage and parking facilities plus a well enclosed garden to the rear.



Tucked away in the corner of a small cul-de-sac with well established hedging all along one side, this detached bungalow is offered chain free. Three bedrooms are provided together with a hallway, a lounge/diner, a kitchen and a shower room. The property is double glazed and has electric heating. This is a well presented home and has recently been the subject of updating. Externally a driveway provides parking for two vehicles and this leads to a garage. There is an area of lawn to the front, a raised area to the side and well established hedging continues through to the back boundary. It offers a good degree of seclusion and in our opinion is an important and integral part of this property. There are several well established trees along the boundary line. To the very front there is a narrow portion of land that borders onto a communal turning area. Lanner village is a popular place in which to live and offers several shops, a fish and chip takeaway, a public house and of course bus services. The raised boundary at the side borders the popular primary school.

ENTRANCE HALLWAY

Approached via a double glazed door. Loft access and a cupboard housing the hot water cylinder.

LOUNGE/DINER

12'0" x 20'8" (3.66m x 6.32m)
An L shaped dual aspect room with a focal point fireplace and hearth. Two electric radiators. Serving hatch to:

KITCHEN

7'11" x 9'6" (2.42m x 2.90m)
A Howden's fitted kitchen with a single drainer stainless steel sink unit plus an array of working surfaces having cupboards and drawers beneath plus space for white goods. Fitted electric oven and hob together with an extractor above flanked by complementary eye level units. Coat hooks and a door to the rear garden.

BEDROOM 1

11'10" x 10'9" (3.63m x 3.28m)
With an electric radiator.

BEDROOM 2

8'10" x 9'5" (2.70m x 2.88m)
With an electric radiator.

BEDROOM 3

6'6" x 7'6" (1.99m x 2.30m)
With an electric radiator.

SHOWER ROOM

6'10" x 5'3" (2.10m x 1.61m)
Wipe clean Respatex style walls and an electric Mira shower with a screen. Enclosed wash hand basin and wc. Wall mirror, extractor fan and a fan heater.

OUTSIDE

To the front a driveway provides parking for two vehicles and leads to a GARAGE 2.42m x 5.56m (7'11 x 18'3) with an up and over door, a rear pedestrian door and power connected. There is a raised area of garden to the side that stretches behind the communal turning area. To the rear there is a small area leading to a rectangular lawned garden area being very well enclosed with several flanking trees. Outside tap. We feel that this is ideal for the keen gardener to put their own mark on the gardens which are now ready for landscaping.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth and into the village of Lanner. Take the first turning right after Lanner Square into Bell Lane and then first left where the property will be facing you at the head of the cul-de-sac.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES

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

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

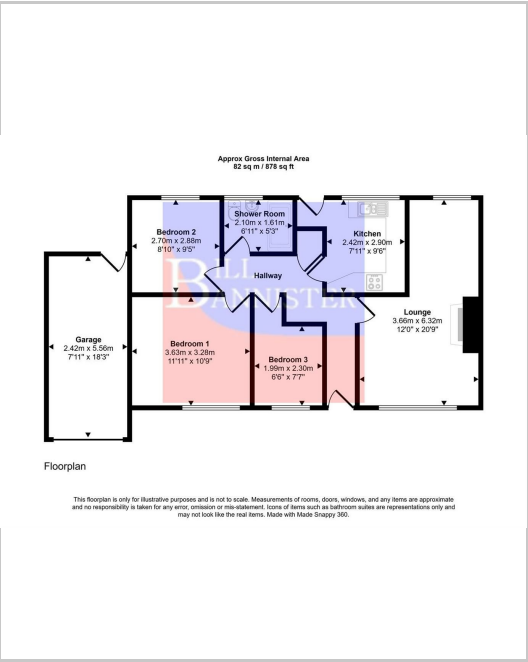
Mobile signal -

EE - Good outdoor, Three - Variable outdoor, O2 - Good outdoor, Vodafone - Good outdoor (sourced from Ofcom).

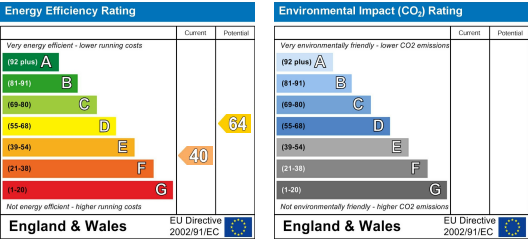
Area Map



Floor Plans



Energy Efficiency Graph



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