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# BILL BANNISTER

Sales & Lettings



## 24 Lannarth Glas

Lanner, Redruth, TR16 6DN

**£265,000**



Situated in the ever popular village of Lanner, this semi detached bungalow offers well presented accommodation and benefits from two bedrooms, a lounge/diner, a second reception/sun room, a kitchen and a shower room. The property is double glazed and this is complemented by oil fired heating. Externally there are low maintenance gardens to both front and rear with the bonus of a garage, a large shed and driveway parking.





We are very pleased to bring to market this two bedroomed bungalow, built in the 1970's and located in the popular village of Lanner. The much updated internal accommodation comprises of a T-shaped hallway and from where access to the bedrooms can be found, the larger of which is at the rear of the property. These in turn are complemented by the family shower room which has the bonus of being aqua boarded throughout and comprises of a retro 1970's thermostatic shower in a quadrant enclosure. There is a lounge come dining room from where the kitchen can be accessed and leads through to a very nice second reception room/sun room that overlooks the front garden. The kitchen has been modernised and updated to a high standard by the current vendors, offering adjoining access to the living areas and coming well equipped in terms of storage with stylish wooden worktops throughout. Heating comes in the form of oil fired central heating throughout, complemented by double glazing. Externally, there is a driveway offering parking for one vehicle in front of a single garage. The front garden is low maintenance being primarily gravelled and in a split level format with a large shed in a corner position. The rear garden can be accessed via a gravelled side pathway and that is also low maintenance, gravelled throughout bordered by a traditional raised wall. In terms of location, the village of Lanner offers public transport connections, a convenience store, a fish and chip shop and a bakery plus a petrol station with shopping facilities. Always considered a popular location, there is a well thought of primary school which is within a fifteen minute walk. Further afield, Redruth town centre is less than two miles, the centres of both Falmouth and Truro can be reached in around twenty five minutes by car.

A upvc front door with two obscure double glazed panels leads to:

T SHAPED HALLWAY

Built-in storage cupboards/wardrobes with hanging space and storage cupboards. Smoke alarm and a radiator.

LOUNGE/DINER

19'9" x 11'0" (6.03m x 3.37m)

Upvc double glazed window overlooking the rear garden and aspect. Two radiators.

KITCHEN

9'2" x 8'8" (2.81m x 2.65m)

Fitted with a range of eye level and base level storage cupboards and drawers with straight edge work surfaces. One and a half bowl ceramic sink with a mixer tap over, Melamine splash backs and space for a cooker with a glass splash back. Space for a tall fridge/freezer, space and plumbing for a washing machine and dishwasher plus space for a condenser tumble dryer. Upvc front door with clear double glazed panels and a clear double glazed side panel leads to:

SECOND RECEPTION/SUN ROOM

9'8" x 12'1" (2.95m x 3.69m)

Upvc double glazed window overlooking the raised front garden and aspect. Upvc patio door overlooking the lower part of the front garden and aspect. Further obscure double glazed upvc window.

BEDROOM 1

9'8" x 11'1" (2.96m x 3.40m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator.

BEDROOM 2

9'7" x 8'1" (2.94m x 2.48m)

High level upvc double glazed window overlooking the front aspect with far reaching views up to open countryside towards the south west.

SHOWER ROOM

5'11" x 5'1" (1.81m x 1.57m)

Fully aqua boarded room with a low level wc, wash hand basin and a retro 1970's Aqualisa thermostatic shower set in a quadrant cubicle. Extractor fan, an obscure upvc double glazed window to the front aspect and a wall mounted towel radiator.

OUTSIDE

To the front a driveway provides parking for one vehicle and leads to a SINGLE GARAGE 2.21m x 4.65m (7'3 x 15'3) with an up and over door, lighting and power plus a Grant oil fired boiler. There is a raised border of mature plants and bushes with steps up to the front garden which is low maintenance being primarily gravelled and leading to the front door with an external light. There is also an external tap and steps lead up to an upper gravelled area with a LARGE SHED 3.51m x 1.93m (11'6 x 6'4) and an oil tank sited on a concrete plinth with a border of mature plants and bushes. A wraparound gravel pathway leads to the rear garden which is low maintenance and predominantly laid to gravel with a traditional raised rear border wall of mature plants and mature bushes on the gravelled area.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through South Downs and over the brow of the hill into the village of Lanner. Continue down the hill turning right into Lannarth Glas and the property will be found on the right.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 7 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

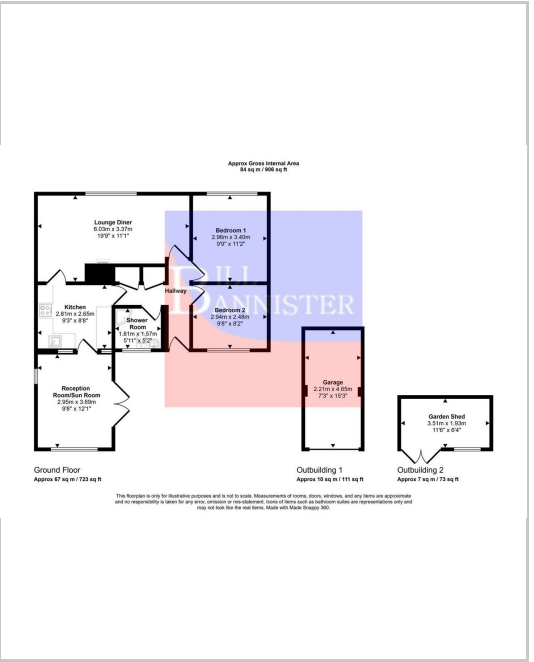
Mobile signal -

EE - Good outdoor only, Three - variable outdoor only, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

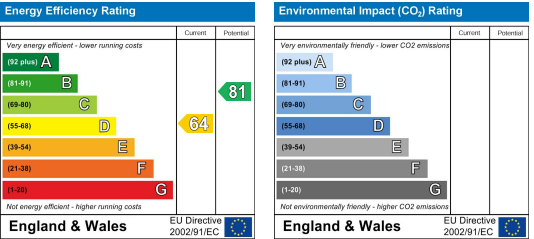
Area Map



Floor Plans



Energy Efficiency Graph



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