66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333
e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER
Sales & Lettings

# 35 Lanner Hill

Lanner, Redruth, TR16 6DW

## Guide Price £125,000

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Offered for sale with no onward chain, this terraced house is now in need of updating. The property benefits from two bedrooms, an entrance hallway, two separate reception rooms, a kitchen and rear bathroom. Externally there is the bonus of off road parking to the front for one vehicle and a good enclosed garden to the rear.

Situated in this ever popular village, this terraced property is set back from the road and has a parking space. Internally there are two reception rooms, two bedrooms, a kitchen and bathroom. Steps lead to a good area of garden to the rear with plenty of potential for the keen gardener. The property is offered with no onward chain and has night storage heaters installed. Lanner village offers day to day shopping facilities, two public houses, a popular primary school, a garage and bus services to Redruth and Falmouth.

## ENTRANCE HALL
With a fine tiled floor.

## LOUNGE
12'1" x 12'6" (3.70m x 3.82m)
Two alcoves, a night storage heater and an open joist ceiling.

## DINING ROOM
14'11" x 7'11" (4.55m x 2.42m)
One wall has been picked out in original stone. Built-in cupboard, a recess and a night storage heater.

## KITCHEN
8'0" x 10'7" (2.44m x 3.24m)
Single drainer stainless steel sink unit plus working surfaces with splash backs behind. Tall cupboard and complementary eye level units. Door to the rear.

## BATHROOM
6'0" x 10'3" (1.84m x 3.14m)
Panelled bath with a tiled surround and a Mira shower. Wash hand basin and a wc. Airing cupboard housing a hot water cylinder.

## FIRST FLOOR

## BEDROOM 1
15'3" x 13'2" (4.66m x 4.02m)
Two windows to the front elevation, a built-in cupboard and a night storage heater.

## BEDROOM 2
11'3" x 8'5" (3.43m x 2.58m)
Window to the rear overlooking the garden. Built-in cupboard.

## OUTSIDE
To the front there is parking for one vehicle and a small area of garden. To the rear there is a courtyard and steps lead to a good rear garden offering much potential for the keen gardener.

## DIRECTIONS
From our office in Redruth proceed along Penryn Street, under the viaduct into Falmouth Road and all the way up to the crossroads and traffic lights. Proceed straight over into South Downs, over the mini roundabout and down the hill into the village of Lanner where the property will be found on the left hand side.

## AGENTS NOTE
TENURE; Freehold.
COUNCIL TAX BAND: B.

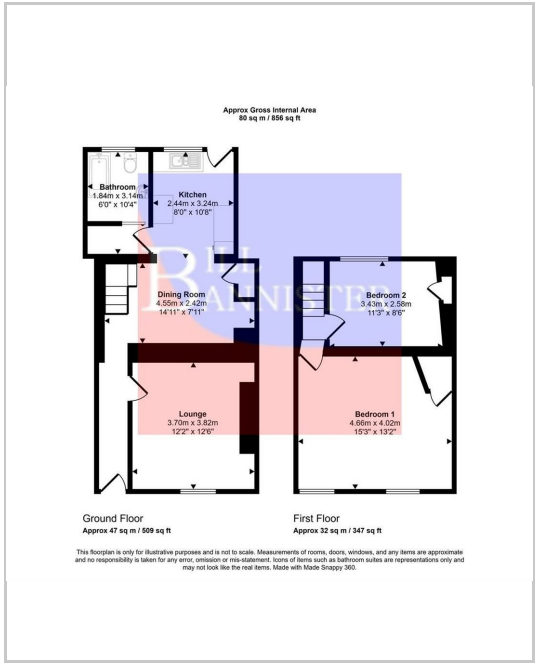
## SERVICES
Mains drainage, mains water, mains electricity and electric night storage heating.

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

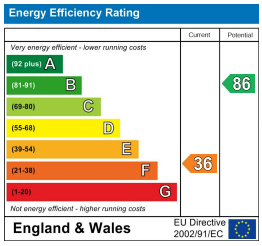
Mobile signal Indoors - EE Good outdoor, Three Variable outdoor, O2 Good outdoor & variable indoor, Vodafone Good outdoor & variable indoor (sourced from Ofcom).

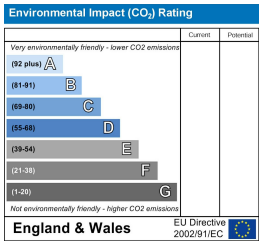
## Area Map

## Floor Plans




## Energy Efficiency Graph

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