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BILL BANNISTER

Sales & Lettings



Fairways Pennance Road

Lanner, Redruth, TR16 5TF

Guide price £299,950



Situated in the popular village of Lanner, this detached bungalow is set down a private lane and would now benefit from some updating. The property offers two double bedrooms, a lounge, fitted kitchen/diner, a large side conservatory and a bathroom. It is double glazed (except the porch) and this is complemented by oil fired heating. Externally there are larger than average sized gardens and the bonus of parking facilities for several vehicles.



Tucked away from the road down a private driveway serving several other properties, this detached bungalow has a much larger than average garden and in our opinion offers a lot of scope for the keen horticulturist. It also has parking facilities for probably five/six vehicles. The property comprises a hallway with a work from home area, a lounge, fitted kitchen/diner, two bedrooms, a substantial sized conservatory and a bathroom. Oil heating is provided and the property is double glazed with the exception of the porch. It is situated in a popular area giving access to the main Falmouth to Redruth road and this has bus services and access to Lanner Village with shopping facilities and a petrol station/convenience store. For those who enjoy walking, access is given via footpaths to Carn Marth which is the second highest point in the county and affords views to both coasts. The property is priced to allow for some work that will be required and it has the following accommodation:

HALLWAY

Large cloaks cupboard and an airing cupboard housing a hot water cylinder. Radiator. Work from home area to the rear of the hallway. Loft access.

LOUNGE

16'10" x 11'6" (5.14m x 3.52m)
With two radiators.

KITCHEN/DINER

20'9" x 8'6" (6.34m x 2.61m)
Single drainer stainless steel sink unit plus plenty of working surfaces with cupboard and drawers beneath, complementary eye level units and a peninsular unit housing the hob. Separate oven, slate floor, a built-in shelved cupboard and two windows. Radiator.

SIDE CONSERVATORY

9'8" x 22'0" (2.97m x 6.72m)
With a tiled floor, double doors to the exterior and a radiator.

BEDROOM 1

13'3" x 10'10" (4.04m x 3.31m)
Dual aspect room with a radiator.

BEDROOM 2

9'7" x 11'1" (2.94m x 3.38m)
With a radiator.

BATHROOM

5'9" x 7'4" (1.76m x 2.25m)
Panelled bath with an electric shower, pedestal wash hand basin and a low level wc. Tiled walls and flooring. Radiator.

OUTSIDE

Approached off Pennance Road via a shared private driveway, it has parking for probably five to six vehicles if required. The gardens are certainly of generous proportions with a separate area which has much potential having a number of trees and slopes down towards the road. In addition to this there are lawned areas to the front and side.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, over the brow of Lanner Hill and take the first left into Pennance Road. After some two to three hundred yards just before the Valley View turning on your right you will see a small lane which takes you down to the property.

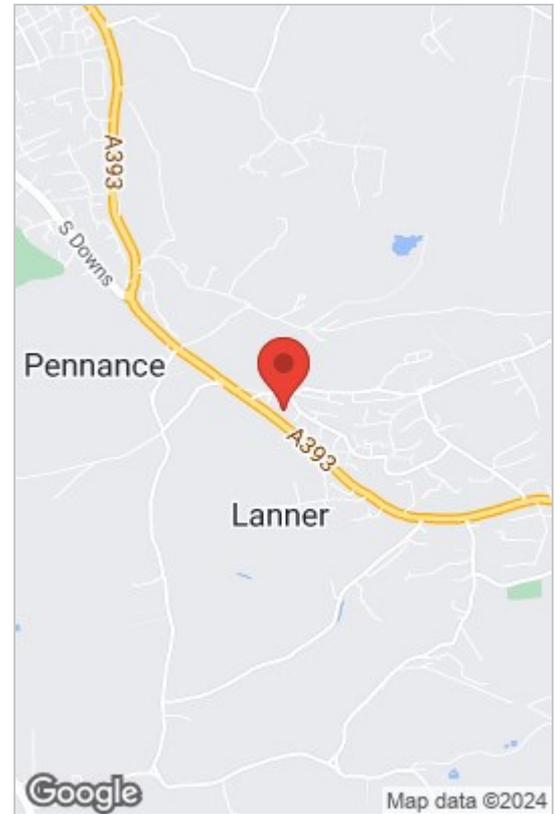
AGENTS NOTES

TENURE: Freehold.
COUNCIL TAX BAND: C.

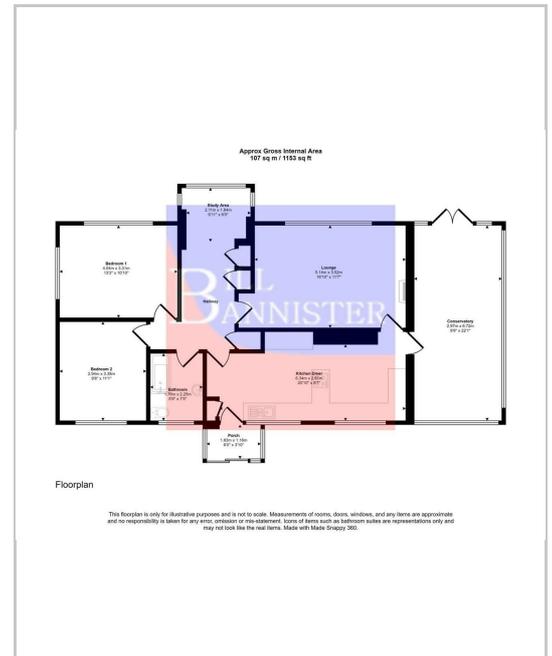
SERVICES

Mains drainage, mains metered water, mains electricity.

Area Map



Floor Plans



Energy Efficiency Graph

