



29 Lanner Hill

Lanner, Redruth, TR16 6DW

Guide Price £169,950



This one bedroom traditional cottage is located close to the centre of the village of Lanner. There is one reception room as well as a kitchen and utility room. Parking is provided at the front of the property for one vehicle with scope for further parking to be made if needed.



Situated near the central square of the village, a traditional cottage home with off road parking. There is a generous bedroom and a first floor bathroom. Wardrobes are provided with two double units. A porch leads to the lounge and then through to the kitchen and utility extension, appliances are included. We are told the former fireplace in the lounge has been boarded. Double glazing is provided. The front garden has a gated area and parking is provided for one vehicle, this could be extended. The village has two shops one of which is part of a petrol station, a fish and chip shop, a bakery and two public houses. Bus services run through the village and a well thought of primary school is nearby.

ENTRANCE PORCH

A double glazed UPVC door and window. Tiled floor.

LOUNGE

10'6" x 13'7" (3.22m x 4.15m)

Focal point turning stairs with storage beneath. Laminate flooring. Electric heater. Wall lights and dado rail.

KITCHEN

10'3" x 6'0" (3.14m x 1.84m)

Single drainer stainless steel sink unit. Working surfaces. Tall Cupboard, a cooker and extractor hood. Tiled floor.

UTILITY ROOM

10'4" x 2'7" (3.15m x 0.79m)

A dishwasher, fridge/freezer and a washer/dryer.

FIRST FLOOR

BEDROOM

11'0" x 14'4" (3.37m x 4.38m)

Two double wardrobes and a shelved divide. Airing cupboard with a hot water cylinder.

BATHROOM

5'8" x 5'10" (1.73m x 1.78m)

Twin grip panelled bath with a mixer and shower. Wall tiling with a curtain and rail. Pedestal wash hand basin. Splashback and a medicine cabinet. Low level WC. Bifold space saver doors.

OUTSIDE

A rectangular front garden with parking for one vehicle. This leads to a square enclosure which could provide further parking. A patio area joins the front of the property. There is also an apple tree.

DIRCECTIONS

From our office take the main road towards Falmouth. As you enter the village of Lanner the property will be found on the left hand side identified by our For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A

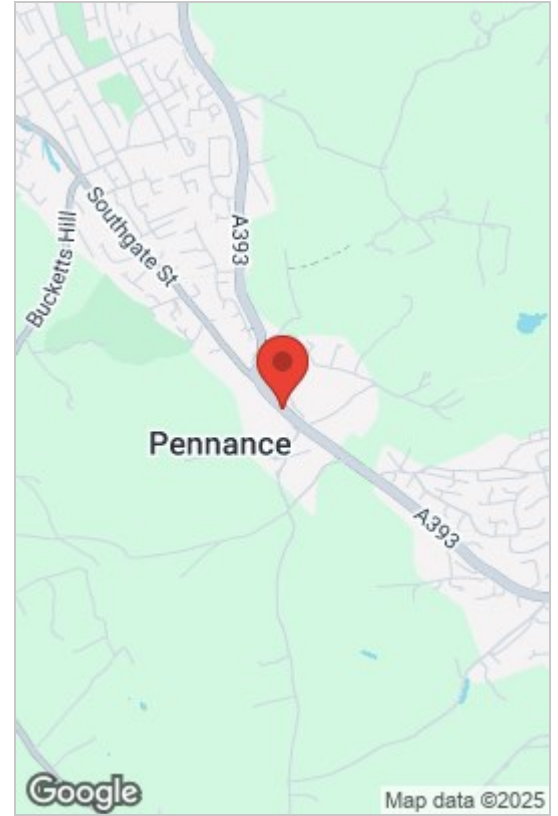
SERVICES

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

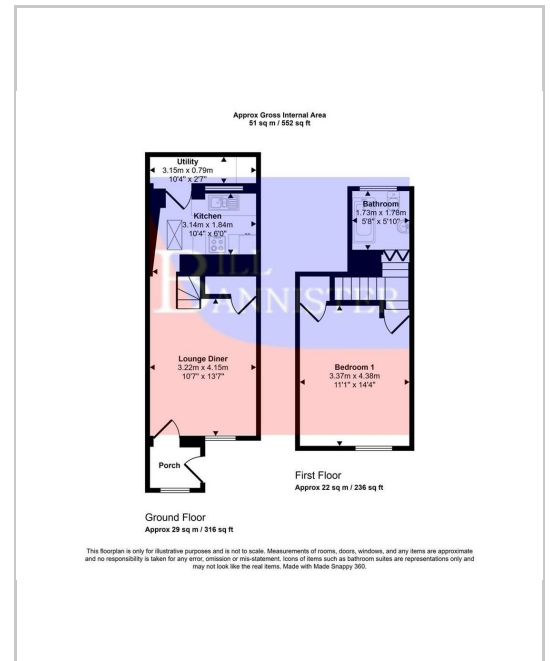
Broadband highest available download speeds - Standard 4 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Out - EE Good, Three Variable, O2 Good In - Variable, Vodafone - in Variable Out - Good (sourced from Ofcom).

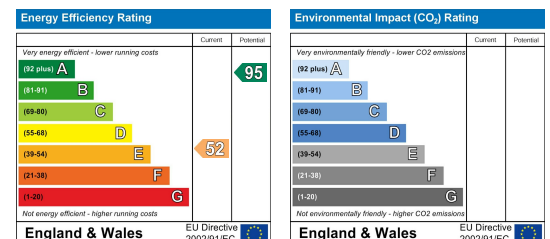
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.