



Millerson
millerson.com



Lanner, Redruth

Asking Price £245,000

- DETACHED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- LARGE GARAGE/UTILIY
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN



FOR SALE

Valuing People & Property

Sales & Lettings

“

“Free
valuations
for selling
and letting”

”



10 Coppice Gardens, Lanner, Redruth, TR16 6BY
Price £245,000 Freehold

MODERN DETACHED THREE BEDROOM FAMILY HOME IN CUL DE SAC LOCATION OFFERED WITH NO CHAIN

Constructed in 2008 and now offered for sale with no onward chain is this spacious, detached family home located in a Cul de Sac position on outskirts of Lanner Village. The accommodation comprises an entrance hall, cloakroom kitchen/diner, living room, three bedrooms and bathroom. Outside, the front provides off road parking in front of a large garage/utility whilst the rear benefits from a level, enclosed and low maintenance garden. Viewing highly recommended.

ACCOMMODATION (All dimensions are approximate)

ENTRANCE

Door into:

ENTRANCE VESTIBULE

Doors to living room, kitchen/diner and cloakroom.

CLOAKROOM

WC. Hand basin and tiled splashback. Obscure double glazed window. Extractor fan. Radiator.

KITCHEN

3.48m x 2.7m (11'5" x 8'10")
A range of fitted base units and drawers under work surface tiled to matching wall units over. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated electric oven with electric hob and extractor hood over. Double glazed window. Radiator.

LIVING ROOM

4.32m x 3.96m (14'2" x 13')
Double glazed patio doors to garden. Understairs storage cupboard. Radiator. Television point. Telephone point.

Stairs to first floor.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Double glazed window. Loft access hatch.

BEDROOM ONE

4.11m x 3.86m (13'6" x 12'8")
Double glazed window overlooking the garden. Radiator. Airing cupboard housing immersion heater and slatted shelving.

BEDROOM TWO

4.24m x 2.77m (13'11" x 9'1")
Double glazed window. Radiator.

BEDROOM THREE

2.97m x 2.46m (9'9" x 8'1")
Double glazed window. Radiator.

BATHROOM

A modern white three piece bathroom suite comprising bath with shower over, hand basin and WC. Tiled walls. Obscure double glazed window. Extractor fan. Radiator. Chrome effect heated towel rail.

OUTSIDE

The property is approached over a brick paved driveway providing off road parking adjacent to a level lawned garden. A gravel pathway then leads to a pedestrian gate giving access to the rear.

GARAGE

6.96m x 2.57m (22'10" x 8'5")
Up and over door. Light and power. Utility area with space for washing machine under worksurface with stainless steel sink inset. Boiler. Obscure double glazed access door.

TO THE REAR

A low maintenance enclosed sunny garden with paved patio immediately abutting the property with the remainder of the garden laid to gravel.

SERVICES

Mains electricity, oil, water and drainage (however we have not verified connection)

DIRECTIONS

Entering Lanner from Redruth proceed right through the village passing the petrol station on your right hand side. Coppice Gardens can be found just after the Coppice public house on your left hand side the property can be identified by our for sale board.

VIEWING

Strictly through the vendors agents, Camborne Office, 29 Commercial Street, Camborne, Cornwall, TR14 8JX.

Tel: **01209 612255.**

Web: **www.millerson.com**
and **www.rightmove.co.uk**

Email:
camborne@millerson.com

REF: CAM170161

**Energy
Efficiency
Report**

EPC AWAITED



VIEWING:

Strictly through the vendors agents, Millerson
29 Commercial Street, Camborne, Cornwall, TR14 8JX
Tel: **01209 612255**
Web: **www.millerson.com**
and **www.rightmove.co.uk**
Email: **camborne@millerson.com**

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. License number 10011628

Partners: G C Miller FRICS, H M Miller, J C Miller & J S Hellings