



Valley View Guide Price £120,000 Freehold

TO BE SOLD BY AUCTION

(unless sold previously by Private Treaty)

at **THE PENVENTON PARK HOTEL REDRUTH**

CORNWALL

on **THURSDAY 23 OCTOBER 2008 at 2.30pm**

SOLICITORS Messrs Larbey-Williams Eastgate

Cowbridge Glamorgan

FAO Mr Julian Carter

Tel: 01446 775535

(ORDER OF SALE RESERVED)

MILLER & SON

www.millerson.com

Plot 1, North Road, Valley View, Lanner, REDRUTH Cornwall, TR16 5TE

Guide Price £120,000 - £130,000 Freehold

ACCOMMODATION (All dimensions are approximate)

Miller and Son are favoured with the instructions to offer for sale by auction (unless previously sold by private treaty) subject to the standard conditions of sale 4th edition and to such special conditions as may apply on Thursday 23 October 2008 at The Penventon Park Hotel Redruth at 2.30pm all that freehold property known as Plot 1 North Road Valley View Lanner Redruth Cornwall. TR16 5TE

Miller and Son are pleased to present to you an opportunity to purchase a detached two bedroom bungalow which is not completed but has been built to building regulation standards. The number being BR08/0045/FP. The property is located in the sought after village of Lanner which sits on the edge of Redruth providing good access to not only the town but also to Camborne, Truro and the coastal harbour of Falmouth, as well as the famous north coast of Cornwall. The village itself benefits from having a post office and general store, schooling, fish and chip shop, bakery and Public Houses.

OPEN PLAN LOUNGE/KITCHEN

4.93m x 3.8m (16'2" x 12'6")
Space for French doors leading to a patio area. Space for window to the front elevation with views over and down across the valley. Door to inner hallway.

INNER HALLWAY

will have doors to bedrooms, bathroom and lounge. Space for front door.

BEDROOM 1

4.47m x 3.18m (14'8" x 10'5")
Space for window to front elevation with views.

BEDROOM 2

3.12m x 2.06m (10'3" x 6'9")
Proposed roof light.

BATHROOM

proposed roof light.

OUTSIDE

There will be level access and low level walling around the bungalow. To the side there will be a patio area and parking for one car.

LOCAL AUTHORITY

Kerrier District Council Camborne Cornwall 01209 614000

COUNCIL TAX BAND

To be confirmed

DIRECTIONS

From Redruth proceed south heading towards the village of Lanner, upon reaching the roundabout at the end of Sandy Lane go straight across, once over the brow of the hill turn left into Pennance Road. Continue along this road and North Road, Valley View will

be found on the right hand side and the property is on the left hand side identified by our Miller and Son For Sale board.

SERVICES

Mains water drainage and electricity.

VIEWING

Strictly through the vendors agents, Redruth Office, Alma Place, Redruth, Cornwall, TR15 2AT. Tel: 01209 216367. Web: www.millerson.com and www.rightmove.co.uk. Email: redruth@millerson.com

DATE OF INSTRUCTION: 31/05/2008

REF: RED080215

Energy Efficiency Report



To arrange a viewing please contact

Miller & Son

Tel: 01209 216367

Email: redruth@millerson.com

Property Misdescription Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property neither in legal title nor in the fabric and structure of any property.

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