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**Carharrack,
Redruth**

**£340,000
Freehold**





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Property Introduction

Situated within the popular village of Carharrack, this corner plot bungalow offers a well proportioned family sized living space.

Benefiting from three bedrooms, there is lounge/dining room with an outlook to the front and the kitchen has a range of oak units. One will find a bathroom, utility room and an integral garage.

Heating is provided by an oil fired combination boiler supplying radiators and the property is double glazed throughout.

Gardens lie on three sides, with the side garden being largely lawned with a raised patio and summerhouse. The front garden is designed to be easy to maintain and has driveway parking whilst to the rear the garden is laid with patio slabs.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Tresithney Road is situated close to the centre of Carharrack where one will find a convenience store, a locally respected Chinese takeaway and schooling for younger children is within one and a half miles. Carharrack is conveniently located for access to Truro and Falmouth and the nearest major town is Redruth which is within two and a half miles and here there is senior schooling, a mix of local and national shopping outlets and a mainline Railway Station with direct links to London and the north of England.

The A30 trunk road runs to the north of Redruth. Well placed for access to the city of Truro, which is Cornwall's administrative centre and offers an eclectic mix of shops and restaurants, the south coast university town of Falmouth is also within an easy commute.

ACCOMMODATION COMPRISES

Recessed storm porch with uPVC double glazed door opening to:-

HALLWAY

Wood flooring, two radiators and a recessed hanging cupboard. Airing cupboard containing 'Worcester' oil fired boiler. Doors open off to:-

LOUNGE/DINER 17' 10" x 11' 10" (5.43m x 3.60m)

uPVC double glazed window to the front. Radiator.

KITCHEN 11' 0" x 9' 10" (3.35m x 2.99m)

uPVC double glazed window to rear. Fitted with a range of eye level and base oak faced units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Extensive ceramic tiling to walls, cooker point with cooker hood over and under unit lighting. Radiator. Door to:-

UTILITY 8' 5" x 5' 0" (2.56m x 1.52m)

uPVC double glazed door and window to rear. Extensive ceramic tiling to walls, ceramic tiled floor and plumbing for an automatic washing machine. Door to integral garage.

Returning to hallways, door to:-

BEDROOM ONE 13' 2" x 11' 9" (4.01m x 3.58m)

uPVC double glazed patio door to the front. Comprehensive bedroom fitment consisting of wardrobes with over bed storage and a further six door wardrobe unit.

BEDROOM TWO 11' 1" x 8' 10" (3.38m x 2.69m)

uPVC double glazed window to the rear. Radiator.

BEDROOM THREE 7' 10" x 7' 4" (2.39m x 2.23m)

uPVC double glazed window to the rear, radiator and polished wood floor.

BATHROOM

Two uPVC double glazed windows to the rear. Fitted with a matching suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Full ceramic tiling to walls, ceramic tiled floor and towel radiator.

OUTSIDE FRONT

To the front the property has a part enclosed garden with a driveway leading to the integral garage which affords additional parking if required. There is a gravelled area immediately to the front of the bungalow with a featured patio. Pedestrian access leads to the side of the bungalow whilst a gate leads to the side garden.

GARAGE 15' 10" x 8' 7" (4.82m x 2.61m)

Up and over door to the front. Courtesy door to utility.

SIDE GARDEN

Enclosed and offering a high level of privacy with mature shrub hedging, the majority of the garden is lawned and there is a raised patio which has an external power supply. Adjacent to the patio is a timber storage shed and a :-

SUMMERHOUSE 11' 2" x 9' 4" (3.40m x 2.84m)

Double part glazed doors and windows to the front and additional windows to either side.

REAR GARDEN

The rear garden is enclosed, paved and is ideal for those with pets or younger children, external water supply.

AGENT'S NOTE

The Council Tax is band 'C'. The solar panels on the roof were installed under a government scheme by Solar Flair, there is no cost incurred by the owner of the property and the property benefits from low cost electricity during the daylight hours whilst any surplus is recharged to the grid.

DIRECTIONS

From Redruth Railway Station, proceed down the hill turning left at the first set of traffic lights, at the next set of traffic lights bear slight left heading towards Falmouth and at the top of Lanner Hill turn left into Pennance Road, on entering the village of Carharrack turn left into Church Street, take the first turning right into Fore Street and then the second turning right into Sparry Lane, Sparry Lane then bears sharp right and Tresithney Road is the second turning on the left where the property will be identified on the left hand side. If using What3words:- plumbs.keyboard.acting

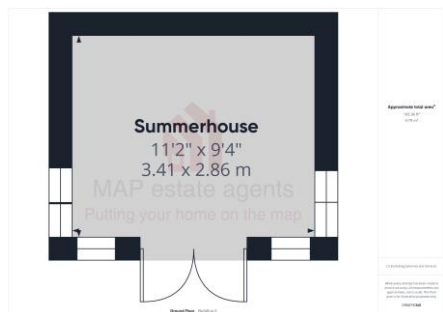
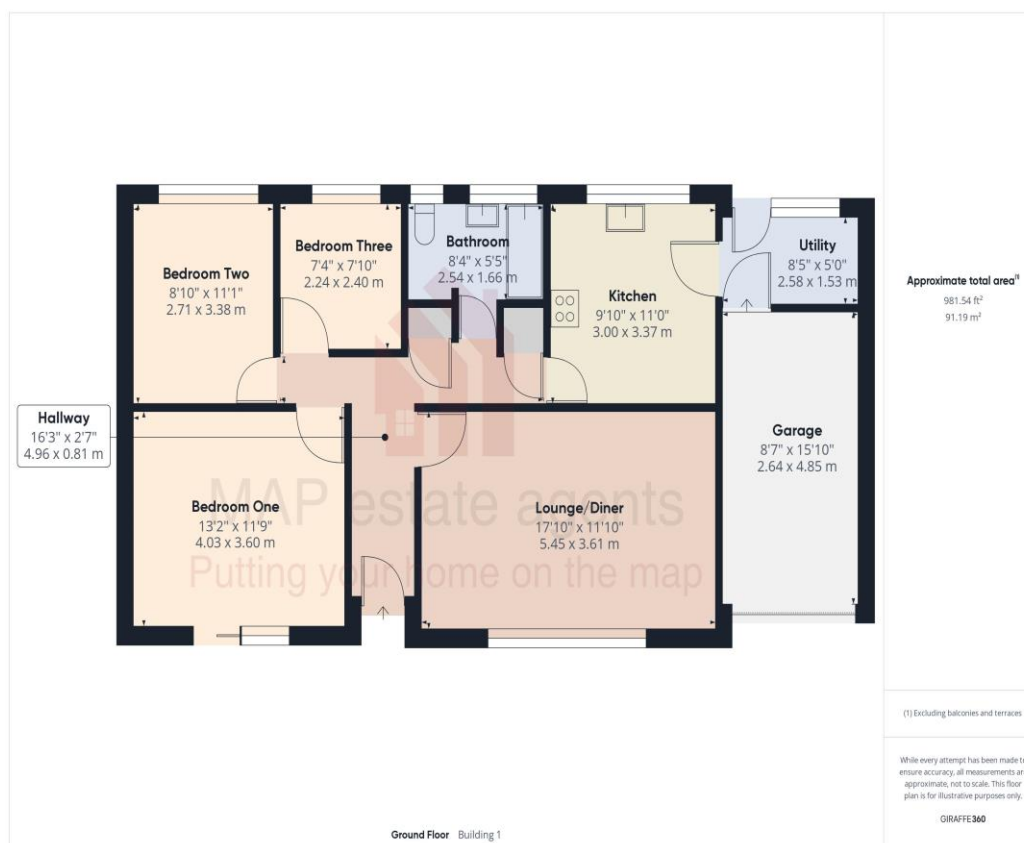


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached corner plot bungalow
- Three bedrooms
- Large lounge/dining room
- Fitted kitchen
- Bathroom
- Utility room
- Oil fired central heating
- uPVC double glazing
- Solar panels
- Generous gardens and integral garage



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
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01872 672250 (Truro)

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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