



**MAP estate agents**  
Putting your home on the map

**Tresithney Road,  
Carharrack, Redruth**

**£270,000  
Freehold**







**Tresithney Road,  
Carharrack, Redruth**

**£270,000  
Freehold**

## **Property Introduction**

Offered for sale chain free, this garage link-detached bungalow requires some updating and modernisation.

Extended from the original design there are two double size bedrooms, a lounge and a kitchen/diner. In addition to the shower room one will find a utility room and to the front and rear there are generous conservatories. The external windows are double glazed, heating is provided by electric storage heaters and the garage is integral with the property.

To the outside the front garden is mainly lawned and a drive leading to the garage gives additional parking if required. To the rear the enclosed garden is largely lawned with a patio and is ideal for younger children and pets. There is a block built store shed and an attached storage shed.

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

## **Location**

Tresithney Road is set away from passing traffic in a cul-de-sac within a short virtually level walk of the village centre. Carharrack is conveniently located for access to the city of Truro and the south coast university town of Falmouth, the nearby major town of Redruth is less than three miles away.

Redruth offers an eclectic mix of local and national shopping outlets, schooling for all ages and a mainline Railway Station with direct links to London Paddington and the north of England. Access to the A30 trunk road will be found within three miles and the north coast at Portreath, which is noted for its sandy beach and active harbour, is within seven miles.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

#### **CONSERVATORY 8' 2" x 6' 9" (2.49m x 2.06m)**

Enjoying a triple aspect with uPVC double glazed windows on three sides. Aluminium double glazed door opening to:-

#### **HALLWAY**

L-shaped with an electric night store heater and airing cupboard containing copper cylinder with immersion heater. Access to loft space. Doors open off to:-



### **LOUNGE 14' 5" x 11' 4" (4.39m x 3.45m) maximum measurements**

uPVC double glazed window to the front. Electric night store heater.

### **BEDROOM ONE 12' 5" x 9' 3" (3.78m x 2.82m)**

uPVC double glazed window to front. Two four door wardrobe unit and electric night storage heater.

### **BEDROOM TWO 12' 7" x 9' 1" (3.83m x 2.77m)**

uPVC double glazed window to rear. Six door wardrobe unit with storage over and dressing area. Electric night store heater.

### **SHOWER ROOM**

Single glazed window to conservatory. Close coupled WC, pedestal wash hand basin and oversize shower enclosure with 'Mira' electric shower. Extensive ceramic tiling to walls and wall mounted electric bar heater.

### **KITCHEN/DINER 16' 3" x 8' 7" (4.95m x 2.61m)**

Aluminium single glazed window to rear conservatory. Fitted with a range of eye level and base units having adjoining working surfaces with wood edging and featuring an inset stainless steel one and a half bowl sink unit with mixer tap. Stainless steel four ring electric hob with cooker hood over, cooker point, partial room divider and recessed two door storage cupboard with adjacent single door storage cupboard. Electric night storage heater, extensive ceramic tiling to splashbacks and door to integral garage. Door to:-

### **UTILITY ROOM 9' 6" x 7' 1" (2.89m x 2.16m) maximum measurements**

uPVC double glazed window to conservatory and aluminium double glazed door again opening to conservatory. Fitted with a range of eye level and base units having adjoining working surfaces and incorporating a stainless steel single drainer sink unit, space and plumbing for automatic washing machine.

### **REAR CONSERVATORY 14' 11" x 6' 2" (4.54m x 1.88m) L-shaped, maximum measurements**

A wrap around conservatory with four sides and featuring uPVC double glazed windows and with two uPVC double glazed doors. This is a useful addition to the bungalow and creates additional living space and is ideal for those with hobbies or younger children.

### **OUTSIDE FRONT**

To the front of the property there is an enclosed, lawned garden with mature shrubs and to one side a driveway giving additional parking leads to the integral garage.

### **INTEGRAL GARAGE 15' 11" x 7' 11" (4.85m x 2.41m)**

Up and over door to the front and having power, light and water connected. Access to loft space and door through to kitchen/diner.

### **REAR GARDEN**

The rear garden is enclosed, safe and secure for younger children and pets and is largely lawned with a paved patio. There is mature hedging to one side, an external water supply and a detached block built storage shed together with a recessed store set behind the utility room.

### **AGENT'S NOTE**

Please be advised the property is band 'B' for Council Tax purposes.

### **SERVICES**

Mains metered water, mains drainage and mains electric.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



## MAP's top reasons to view this home

- Village location, chain free sale
- No through road location
- Garage link-detached bungalow
- Two double bedrooms
- Lounge
- Kitchen/dining room
- Shower room
- Conservatories to both front and rear
- Electric heating and double glazing
- Front and rear gardens, parking



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.