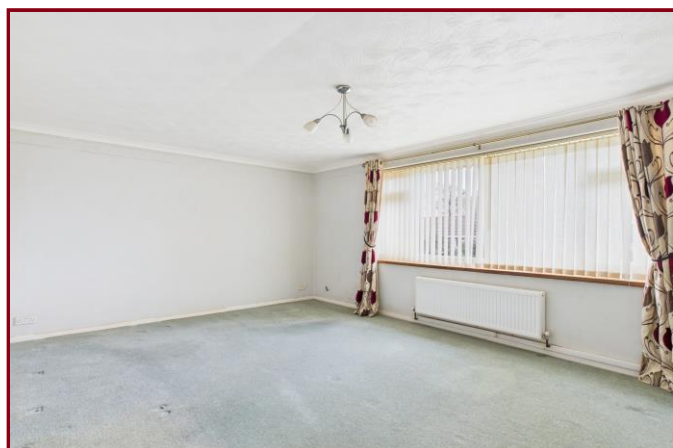




**MAP estate agents**  
Putting your home on the map

**Tresithney Road,  
Carharrack, Redruth**

**£300,000  
Freehold**







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## Property Introduction

Offered for sale chain-free, this detached bungalow occupies a generous corner plot within this popular residential development.

Internally, there are three bedrooms, a lounge and kitchen/dining room. The shower room is in a wet room style, there is a separate WC and leading from the kitchen/dining room, there is a utility room which gives access to the integral garage. The bungalow is double glazed and heating is provided by an oil fired boiler supplying radiators.

One will find good size gardens to both front and rear and in addition to the garage, driveway parking is available.

The property would benefit from mainly cosmetic updating and 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 nearby 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 of Portreath, which is noted for its sandy beach and active harbour, is within seven miles.

## ACCOMMODATION COMPRISES

Storm porch with composite door opening to:-

### HALLWAY

Walk-in cupboard, further recessed shelved cupboard and a radiator. Doors open off to:-

### LOUNGE 17' 10" x 11' 10" (5.43m x 3.60m) maximum measurements into recess

uPVC double glazed window to the front. Radiator and coved ceiling. Serving hatch through to kitchen/dining room.

### KITCHEN/DINING ROOM 11' 0" x 9' 7" (3.35m x 2.92m)

uPVC double glazed window to the rear. Fitted with a range of eye-level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in 'Hotpoint' double oven with ceramic hob and hood over. Extensive ceramic tiled splashbacks, space and plumbing for an automatic washing machine and ceramic tiled floor. Radiator. Door to:-

### UTILITY ROOM 8' 6" x 6' 4" (2.59m x 1.93m)

uPVC double glazed door and window to the rear. Door to integral garage. Fitted with a range of eye-level and base units having adjoining working surface with space beneath for tumble dryer, floor mounted 'Worcester' oil fired combination boiler. Returning to hallway, doors to:-

### BEDROOM ONE 13' 2" x 8' 9" (4.01m x 2.66m)

uPVC double glazed window to the front. Radiator.

### BEDROOM TWO 11' 0" x 8' 9" (3.35m x 2.66m)

uPVC double glazed window to the rear. Radiator.

### BEDROOM THREE 11' 1" x 7' 2" (3.38m x 2.18m)

uPVC double glazed window to the rear. Radiator.

### WC

uPVC double glazed window to the rear. Fitted with a close coupled WC. Half ceramic tiling to walls and ceramic tiled flooring. Radiator.

### SHOWER ROOM

uPVC double glazed window to the rear. In a wet room style with ceramic tiled walls and floor, plumbed shower with easy access shower enclosure, pedestal wash hand basin and towel radiator.

### OUTSIDE FRONT

To the front of the property, there is an extensive lawned garden with specimen shrubs and a succulent. Driveway to the side gives parking for two vehicles and leads to the integral garage and pedestrian access is available to either side of the property.

### INTEGRAL GARAGE 15' 9" x 8' 7" (4.80m x 2.61m)

Up-and-over door and power and light connected.

### REAR

The rear garden is enclosed, largely lawned and well stocked with a range of mature shrubs and planted beds. There is an 8 ft x 6 ft greenhouse, ornamental pond and timber storage shed. External water supply.

### SERVICES

The property benefits from mains electricity, mains water and mains drainage.

### AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

### DIRECTIONS

From Redruth Railway Station, proceed up the hill into Higher Fore Street and at a junction, bear left heading towards Mount Ambrose, at a mini roundabout, carry straight across dropping down into Mount Ambrose and at the next roundabout, take the second exit heading towards Scorrier. At the next roundabout, take the second exit and after passing the 'Fox & Hounds' Pubic House on the left hand side, at a crossroads, turn right, follow along this road and on entering the village of Carharrack, drive through North Hill and after passing the entrance to Park Stenak on your right, take the next turning hard left into Fore Street and then take the second left into Sparry Lane turning right again and then Tresithney Road will be found on the left-hand side where the property will be identified on the left by a 'For Sale' board. If using What3words: investors.commoners.given



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-10) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 49      | 78        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



## MAP's top reasons to view this home

- Chain-free sale
- Detached bungalow
- Three bedrooms
- Lounge
- Kitchen/dining room
- Shower room
- Utility room
- Integral garage
- Double glazing and oil fired central heating
- Generous gardens to front and rear



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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