

Westleigh, Carnkie, Redruth,

TR10 0BT





Westleigh, Carnkie, Redruth, TR16 6RZ

Set in the heart of Carnkie, this two bedroom semi-detached traditional stone cottage offers spacious accommodation which has a wealth of charm and character throughout. On the ground floor is a galley kitchen - with separate utility area and WC - accessed from the kitchen is a fabulous conservatory with doors opening onto the rear patio and garden. There is a dining room and lounge both with feature wood burners. There are two double bedrooms on the first floor, along with a bath and shower room. To the outside, there is a gorgeous garden and patio area, large lawned area as well as a greenhouse. Carnkie itself is located on the edge of the World Heritage Site for mining, and provides easy access to the trailways, and nearby coast, with its highly regarded beaches. To fully appreciate the accommodation on offer, your earliest appointment to view is highly recommended. Coming to market with no onward chain.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide Price £315,000

Location

The village of Carnkie is located with easy access to the nearby towns of Redruth, Pool and Camborne. Within the immediate area there is access to country walks and a short distance away the mineral tramways which offers cycling facilities and connects Portreath and the North Coast and Devoran on the South Coast. The City of Truro and the A30 are a short drive.

Accommodation

Entrance Porch
Living Room
Dining Room
Kitchen
Utility Room

WC

Conservatory
Boot Room
Bedroom One
Bedroom Two
Bathroom

Parking

Parking for multiple vehicles to the rear.

Garage

With up and over door.

Garden

A generous rear garden with greenhouse.

Council Tax Band - B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		50	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Services

Mains electric, water and drainage. Oil central heating.

Broadband & Mobile Phone Coverage

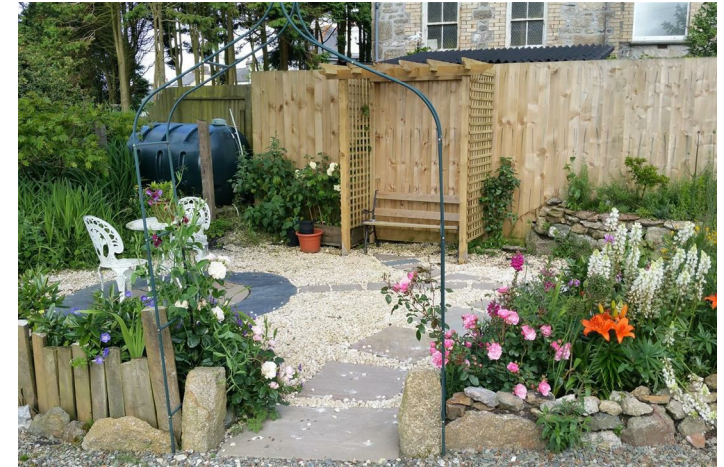
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

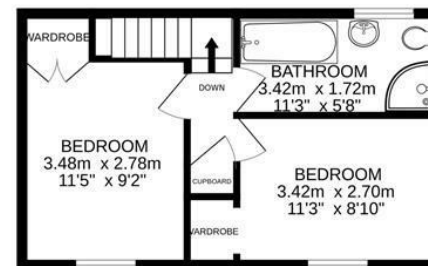
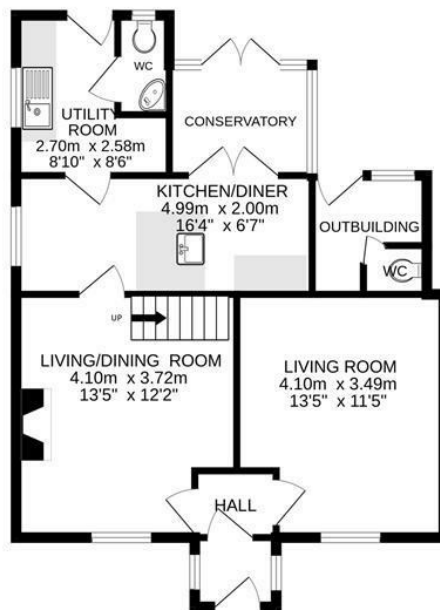
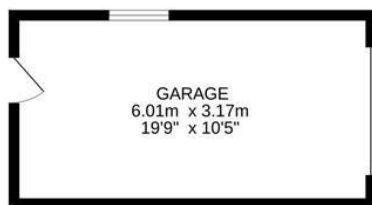
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

