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Sales & Lettings



## 1 Polkerris Road

Carharrack, Redruth, TR16 5RJ

**Guide price £299,950**



Offered for sale with no onward chain, this modern detached bungalow benefits from very well presented family living accommodation. There are four bedrooms, a lounge with a wood burning stove, a well fitted kitchen/diner and a shower room. The property is double glazed and this is complemented by LPG heating. Externally there are enclosed corner plot gardens together with the bonus of a garage and parking facilities.





Situated on the fringe of this popular village and on a corner plot location, this detached bungalow is offered with no onward chain. It has recently been the subject of redecoration and has the benefit of a wood burning stove in the lounge. The kitchen/diner is fitted with a good range of units to include some electrical appliances. There is a shower room with extensive tiling. There are two main bedrooms plus two extra rooms that have been utilised as work from home etc and are obviously a very useful addition. The property has double glazing installed not long ago. Externally there are very well enclosed gardens together with a driveway and a generous garage. Carharrack village offers bus services, a general store plus a chinese takeaway and gives easy access to facilities.

### ENTRANCE HALL

With cushion flooring.

### LOUNGE

16'2" x 11'0" (4.94m x 3.36m)

Focusing on a wood burning stove and a radiator.

### KITCHEN/DINER

16'1" x 9'9" (4.92m x 2.98m)

Single bowl stainless steel sink, plenty of working surfaces with cupboards and drawers beneath plus space for white goods. Complementary eye level cupboards are provided together with a cooker hood, oven and a hob. Radiator and French doors to the outside.

### BEDROOM 1

9'2" x 6'2" (2.80m x 1.88m)

Two windows, an electric radiator and spot lighting.

### BEDROOM 2

9'10" x 10'8" (3.01m x 3.27m)

With a radiator.

### BEDROOM 3

9'10" x 8'5" (3.00m x 2.59m)

With a radiator.

### BEDROOM 4

7'1" x 6'1" (2.16m x 1.86m)

With a radiator. Access via a loft ladder to a part boarded roof space with a light and the boiler.

### SHOWER ROOM

6'3" x 5'2" (1.92m x 1.59m)

A tiled room with a shower cubicle having a Mira shower. Pedestal basin and wc. Ladder radiator.

### OUTSIDE

There are enclosed corner plot gardens with a GARAGE having an up and over door, a side door and space for white goods. There is external security lighting.

### DIRECTIONS

From our office in Redruth take the main road towards Falmouth through the village of Lanner. Turn left by the Coppice Inn and follow this road all the way through to Carharrack. At the T junction turn left and proceed through the main street towards St Day. Polkerris Road will be identified on the right hand side and the property is the first on the left.

### AGENTS NOTE

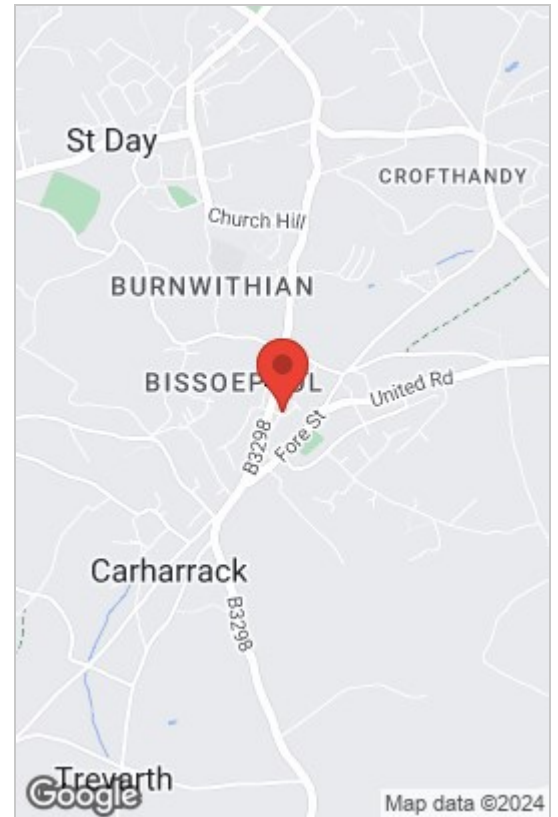
TENURE: Freehold.

COUNCIL TAX BAND: B.

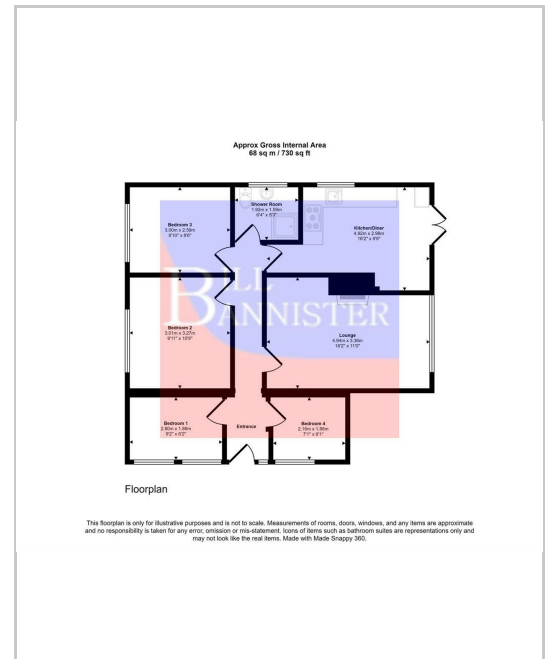
### SERVICES

Mains drainage. mains metered water, mains electricity.

## Area Map



## Floor Plans



## Energy Efficiency Graph

