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Sales & Lettings



## Grove Vista Trevarth Road

Carharrack, Redruth, TR16 5SE

**Guide Price £269,950**



Offered for sale with no onward chain, this semi detached house is situated in a sought after location and would now benefit from updating and improvement. The property has two bedrooms, two separate reception rooms, a kitchen, rear conservatory and a substantial first floor bathroom. It is double glazed and this is complemented by oil heating. Externally there are gardens to both front and rear with the bonus of outbuildings and views from the front over open countryside.



We are pleased to be able to bring to market this two bedroomed, two reception roomed house in need of modernisation, offering much potential to become a delightful family home. The front of the property offers lovely views over open countryside towards the south east. To the ground floor there is a reception room at the front with a second reception/dining room having some original features and leading through to a galley style kitchen with some integrated appliances. A conservatory offers a pleasant outlook towards the rear garden. To the first floor there are two bedrooms at the front, both of which benefit from the views experienced from the living room. The bedrooms are complemented by a very spacious bathroom with a separate single shower cubicle. Externally, the front garden is a very pleasant makeup of mature bushes, shrubs and trees. To the rear, the garden is primarily laid to lawn and there are two storage rooms, one of which could potentially be repurposed to a garage given its access to a rear lane albeit subject to the appropriate planning permissions. Properties are well sought after in the Trevarth area which overlook Trevince Woods. The property gives close access to the centre of Carharrack and the village of Lanner is within a five minute drive. Both villages are served by buses. The village of Carharrack offers local amenities including a convenience store and a Chinese takeaway which are within a few minutes walk, as well as other amenities. Furthermore, the village is equidistant to both Falmouth and Truro as well as having nearby coastlines and beaches within convenient reach. The location of this property offers many lovely and interesting local walks including Carn Marth which offers wonderful 360 degree views over the county towards the local coastlines and can be reached in just over half an hour. Another local point of history, Gwennap Pit, can be reached on foot in a similar time. There are also several other opportunities to wander gently out into the Cornish countryside from here.

Upvc front door with a clear double glazed high level lattice style window above leads to:

ENTRANCE HALLWAY

Wooden front door with two obscure glazed panels leading to:

INNER HALLWAY

Stairs to the first floor and door to:

RECEPTION 1/Lounge

13'10" x 14'3" (4.23m x 4.36m)

Upvc bay window with lattice decorative features overlooking the front garden, aspect and south easterly views towards the open countryside. Partial stone fireplace and two radiators.

RECEPTION 2/DINING ROOM

15'4" x 11'5" (4.69m x 3.49m)

Retaining some original features. Upvc double glazed window with a deep sill looking into the conservatory. Alcove shelving, radiator and an understairs storage area.

KITCHEN

7'3" x 12'11" (2.23m x 3.94m)

Range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Neff built-in oven and grill, AEG built-in hob with an extractor above and a Worcester Greenstar oil fired boiler. Tiled splash backs and a stainless steel single sink and drainer below a upvc double glazed window looking into the conservatory. Access hatch to roof space. Lockable upvc door leads to:

CONSERVATORY

7'2" x 11'3" (2.20m x 3.44m)

Upvc double glazed windows throughout and upvc double glazed patio doors leading to the rear of the property.

FIRST FLOOR

Decorative obscure glazed window halfway up the stairs towards the rear aspect.

LANDING

Loft access and smoke alarm.

BEDROOM 1

10'5" x 13'7" (3.18m x 4.16m)

Upvc double glazed window with a lattice feature overlooking the front garden, aspect and wider views over open countryside towards the south east. Radiator.

BEDROOM 2

6'7" x 10'10" (2.02m x 3.31m)

Upvc double glazed window with lattice feature overlooking the front garden, aspect and wider views over open countryside towards the south east.

BATHROOM

8'11" x 9'2" (2.72m x 2.80m)

A substantial room with a radiator, low level wc, wash hand basin and a bath, all with tiled splash backs. Single shower cubicle with a Mira thermostatic shower and extractor above. Upvc obscure double glazed window to the rear aspect. Storage cupboard with louvre doors housing a hot water tank and slatted storage shelves.

OUTSIDE

A walled front garden leads out onto the road with a slight pull in area for parking. The front garden is mainly laid to shingle with a slabbed side path. There is a range of mature bushes, shrubs and trees with a concrete pathway and steps up to the front door under a canopy. A path across the front of the property leads to the rear and an external step and door from the conservatory leads out to the rear of the property. A pathway leads to an OUTBUILDING and steps lead to a higher pathway with galvanised handrails and a pathway leads to a LARGE OUTBUILDING with a single glazed window overlooking the property. There is a semi circular gravel pathway which divides two lawned areas of mature bushes and trees and a further lawned area above a rear concrete patio to the back of the conservatory with a stepped slab area housing an oil tank. The pathway continues to an OUTSIDE WC at the top of the garden with a low level wc. A pedestrian access gate leads to the rear of the property and a rear access lane. The rear garden is walled to the right hand side with the adjoining property.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth through South Downs and into the village of Lanner. At crossroads at the bottom of the village turn left by the Coppice Inn and continue into the hamlet of Trevarth. Continue for approximately a quarter of a mile and the property will be found on the left hand side identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

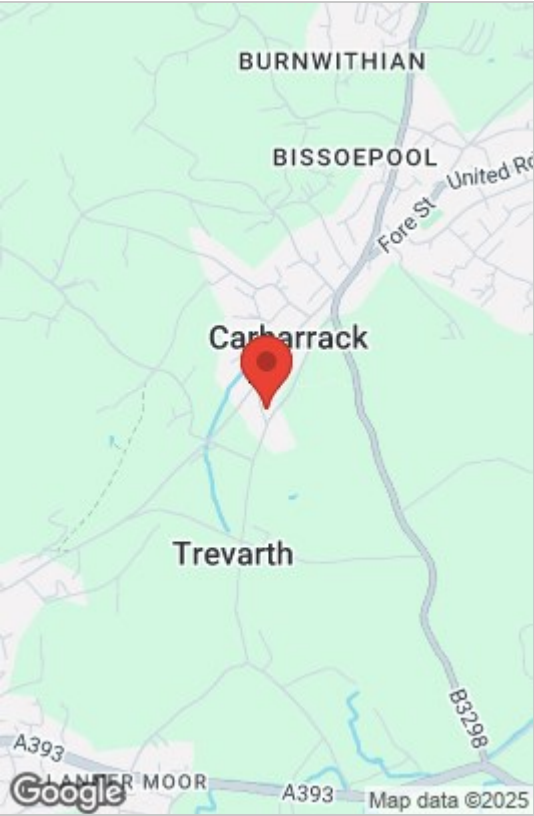
SERVICES

Mains drainage, mains water, mains electricity and oil heating.

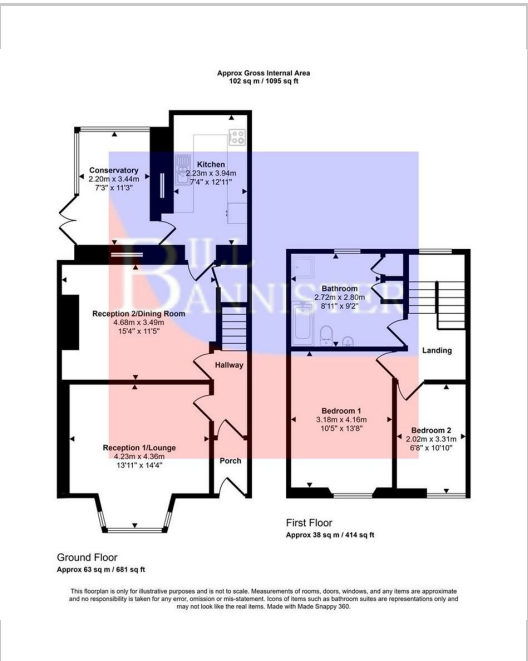
Broadband highest available download speeds - Standard 7 Mbps, Superfast 41 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE None, Three None, O2 Limited, Vodafone Limited (sourced from Ofcom).

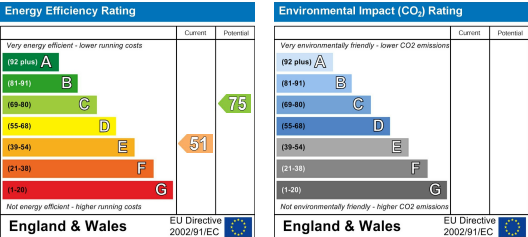
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.