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BILL BANNISTER

Sales & Lettings



Trecarn

Trevarth, Redruth, TR16 6AF

£299,950



Offered for sale with no onward chain, this detached bungalow is situated in a quiet favoured residential location and benefits from well proportioned accommodation. There are two bedrooms, a good sized lounge, a kitchen, dining area and a shower room. The property has night storage heaters complemented by double glazing. Externally there are well enclosed mature gardens, a garage and driveway parking for several vehicles.



Trecarn is a detached bungalow offered with no onward chain. The accommodation offers two bedrooms, two reception rooms, a kitchen and a shower room. A covered passageway also gives internal access to the garage. The lounge is particularly noteworthy having a dual aspect with very generous sized windows and an open aspect. The kitchen is fitted with a variety of units and leads to a dining area. The property is double glazed and has electric night storage heaters. Externally the front garden is well stocked and very well enclosed with a driveway leading to the garage. The rear garden has also been well stocked over the years and is now ready for a new keen gardener. Access is given to Carn Marth, one of highest points in the county and it is not far from Trevince Woods. Bus services run along Trevarth Road and shopping facilities together with a garage are available in Lanner.

SIDE HALLWAY

4'3" x 14'10" (1.32m x 4.53m)
With access to the bungalow and internal access to the garage. Night storage heater.

LOUNGE

21'6" x 11'8" (6.57m x 3.57m)
A lovely dual aspect room taking advantage of the view and having a focal point delabole slate fireplace. Two night store heaters.

DINING ROOM

12'6" x 12'10" (3.82m x 3.93m)
Dado rail and a night storage heater.

KITCHEN

8'3" x 8'1" (2.54m x 2.47m)
Single drainer stainless steel sink unit plus an array of working surfaces having cupboards and drawers beneath, tiled splash backs and space for white goods. Eye level cupboards with the majority have glass fronts. External door to the side.

INNER HALL

Airing cupboard housing a hot water cylinder.

BEDROOM 1

9'2" x 13'8" (2.81m x 4.18m)
Fitted wardrobe and a night storage heater.

BEDROOM 2

9'8" x 9'11" (2.95m x 3.03m)
Fitted wardrobe and a night storage heater.

SHOWER ROOM

5'6" x 7'8" (1.69m x 2.35m)
Triton shower with wall tiling, a wash hand basin with a splash back, mirror and shelving. Low level wc and an electric towel rail.

OUTSIDE

To the front there is a range of mature shrubs and a hedge to one side. A driveway provides parking for several vehicles and leads to the GARAGE 2.48m x 4.60m (8'2 x 15'1) with an up and over door. There is a very pleasant, well enclosed and quite private rear garden with a greenhouse, a metal outbuilding and some decking taking advantage of the afternoon sun.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth passing through South Downs, over the brow of Lanner Hill and down into the village. At the crossroads by the Coppice Inn turn left and follow this road into Trevarth. Turn left at the small crossroads and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and electric night storage heating.

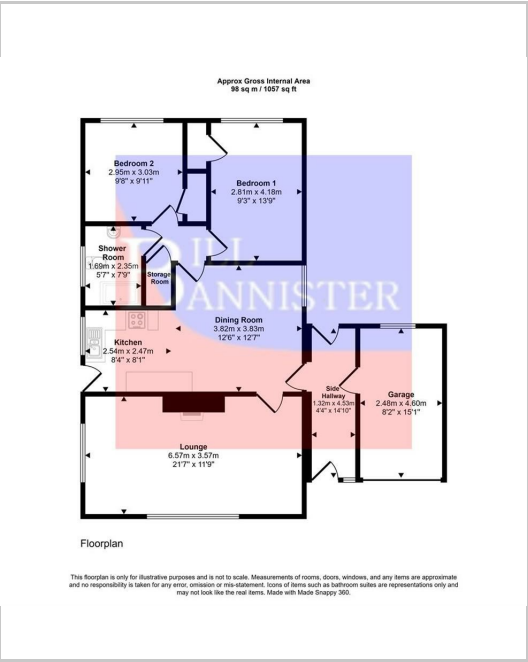
Broadband highest available download speeds - Standard 11 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -
EE - Variable indoor & good outdoor, Three - Good outdoor only, O2 - Good outdoor only, Vodafone - Good outdoor only (sourced from Ofcom).

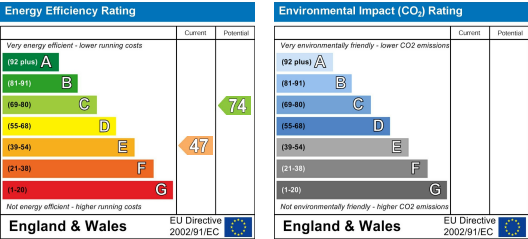
Area Map



Floor Plans



Energy Efficiency Graph



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