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BILL BANNISTER
Sales & Lettings



59 Tresithney Road

Carharrack, Redruth, TR16 5QZ

£249,950

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Offered with no onward chain and occupying a good sized and very private corner plot, with a part wraparound garden, we bring to market this two bedroomed bungalow with an integrated garage, within a quiet neighbourhood in the village of Carharrack. In need of some modernisation, entry into the property is via an entrance porch with full length double glazed windows which, given its south west facing position, makes an ideal indoor spot to enjoy the sunshine on those chillier days! An internal door takes you into the hallway which links all of the internal living space. The lounge/living room is at the front of the property, overlooking the front garden. The kitchen/diner to the rear has some integrated cooking appliances within the L-shaped unit format and there is a large built-in pantry cupboard. Access can be gained to the rear of the single garage from the kitchen. In terms of bedrooms, there is a double to the front of the property that benefits from significant storage in the form of overbed and side mirrored door wardrobes whilst the second double bedroom is to the rear. Both bedrooms are complemented by a partially tiled shower room with double shower cubicle. Externally, the gardens effectively are adjoined in a three quarter wraparound format and would certainly attract a buyer with a penchant for gardening. To the front, the south west facing mature garden is private whilst the rear, equally as private, has much potential to offer in terms of landscaping and includes a summerhouse, greenhouse and shed. Location wise, Carharrack is well served by local bus routes and offers a number of amenities including a convenience store and a Chinese takeaway which are within walking distance. There is a children's park nearby and the local village hall, which we understand holds regular local events, is also within a short distance. Within a twenty five minute walk or short drive, there is a neighbouring village, St. Day, which has two convenience stores, a Post Office, butchers, pharmacy and a public house. Furthermore, the location offers many local countryside walks and the village is equidistant to both Falmouth and Truro. It also has nearby coastlines and many beaches within easy reach.

Upvc front door with a full height double glazed panel opens to:

ENTRANCE PORCH
7'8" x 4'0" (2.34m x 1.23m)

A dual aspect with full height double glazing to one side and full obscure double glazed panel to the other side;. Upvc internal door with two obscure double glazed panels opens to:

HALLWAY

A reverse L shaped hallway with a night storage and a Nuaire PIV vent. Wall mounted plug-in Glen electric radiator. Loft access hatch and a door opening to full height storage cupboard housing a hot water cylinder and slatted shelving.

LOUNGE
11'3" x 13'8" (3.43m x 4.17m)

Upvc double glazed window overlooking the front garden and aspect. Night storage heater and a plug-in coal effect electric fire.

KITCHEN/DINER
16'2" x 8'11" (4.94m x 2.74m)

An L shaped format with a range of eye level cupboards and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Single stainless steel sink below a upvc window overlooking the rear garden. Creda integrated electric hob with a built-in extractor hood over. Integrated double oven and grill. Space and plumbing for a washing machine and dishwasher plus space for further white goods. Upvc double glazed window overlooking the rear garden and aspect. Upvc door with two obscure double glazed panels opens out to the rear garden. Double doors open to a pantry storage cupboard and a door opens to the rear of the garage.

BEDROOM 1
9'4" x 12'6" (2.86m x 3.82m)

Upvc double glazed window overlooking the front garden and aspect. Built-in overbed storage and surround with wardrobes each side having hanging space, shelved storage and mirrored doors.

BEDROOM 2
9'4" x 12'2" (2.87m x 3.73m)
Upvc double glazed window overlooking the rear garden and aspect.

SHOWER ROOM
6'8" x 5'3" (2.04m x 1.62m)
Partially tiled with a low level wc and a wash hand basin with a tiled splash back. Double shower cubicle with sliding glazed door entry and a Triton Ivory Mark II electric shower. Obscure double glazed upvc window to the rear aspect.

OUTSIDE
To the front low level double gates open to a gravel driveway providing parking for one vehicle. This leads to a SINGLE GARAGE 2.41m x 4.78m (7'11 x 15'8) with an up and over door, lighting and power plus two external lights. Two slabbed pathways meet at the front door with two area of mature plants and trees. The front garden is laid to lawn with a mature front border of hedging, plants and trees plus a mature side border of fir tree hedging. Behind the border is a low level wall with a fenced top to both the front and side. A pathway leads to the side with gated access to the rear garden. There is a gravelled area with a decorative slabbed feature and the garden is bordered all round by mature hedging, plants, shrubbery and trees. There is a raised patio with a greenhouse and a further raised gravel area which in turn leads to a raised laid to lawn feature. There is also a summerhouse with power and lighting, an external tap and an external light.

DIRECTIONS
From our office in Redruth take the main road towards Falmouth proceeding into the village of Lanner. At the crossroads by The Coppice turn left and follow this road all the way through to the village of Carharrack. At the T junction turn left and then take the turning right by the church into Higher Albion Row. Take the second turning right into Sparry Lane and then the first turning right where the property will be found on the left hand side on the corner of Tresithney Road.

AGENTS NOTE
TENURE; Freehold.
COUNCIL TAX BAND: B.

SERVICES
Mains drainage, mains water, mains electricity, electric heating and leased solar panels.

Broadband highest available download speeds - Standard 8 Mpbs, Superfast 56 Mpbs (sourced from Ofcom).

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

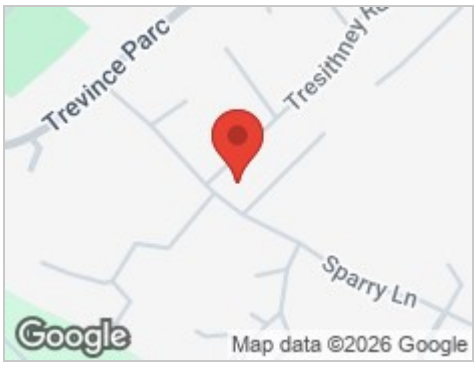








Road Map



Hybrid Map

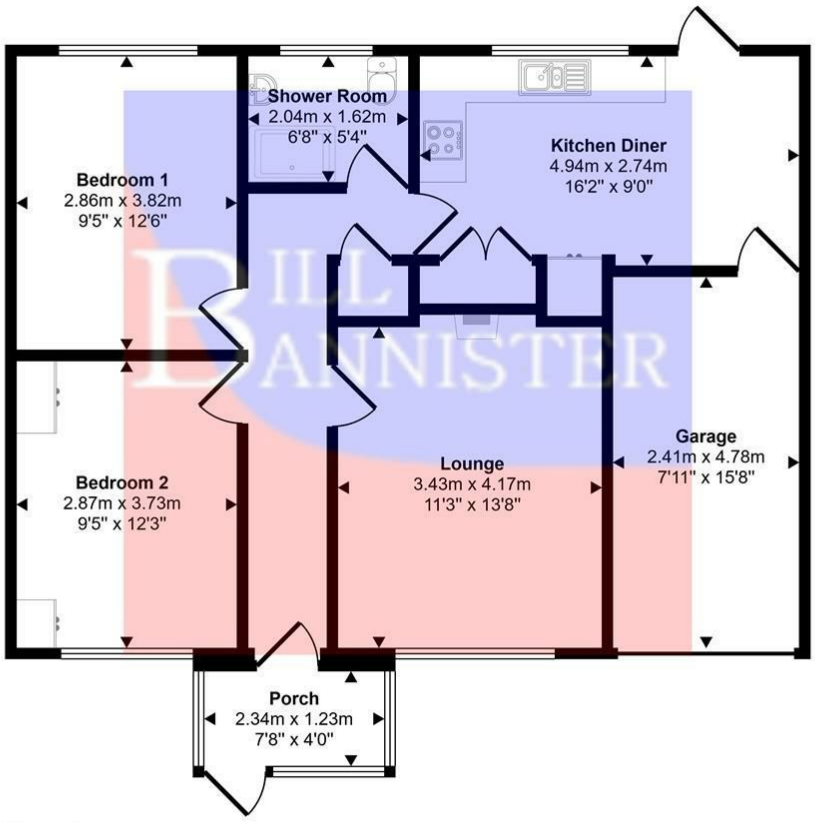


Terrain Map



Floor Plan

Approx Gross Internal Area
82 sq m / 878 sq ft



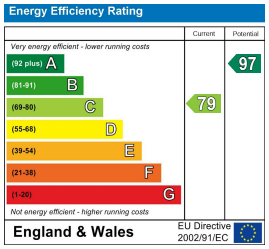
Floorplan

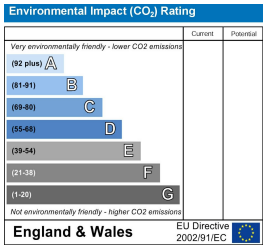
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

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.