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YOUR LOCAL INDEPENDENT ESTATE AGENTS

£340,000

Martha Villas, Hillside Road, Carharrack, TR16 5AJ



- FOUR BEDROOMS
- BEAUTIFUL VIEWS
- GARAGE & PARKING
- OUTSKIRTS OF VILLAGE
- ENCLOSED REAR GARDEN
- MASTER BEDROOM ENSUITE
- THREE DOUBLES AND ONE SINGLE
- EPC: D COUNCIL TAX BAND: C

Four Bedroom semi-detached family home, over three storeys, located in a select development of only four properties with far reaching views over countryside on the outskirts of Carharrack Village. There is garage, driveway, allocated parking and an enclosed front and rear garden. The well-proportioned accommodation comprises of:- Entrance Porch, Hallway, Lounge, inner Hallway, Cloakroom/WC, Kitchen/Diner and to the first floor, Two Double Bedrooms (one En-suite), One Single Bedroom, Family Bathroom/WC and to the second floor a Double Bedroom with En-Suite WC. The property is double glazed and is warmed by electric central heating. EPC: D. Council Tax Band C.



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Approached via a gated pathway leading up to a UPVC front door opening to:-

ENTRANCE PORCH

Double glazed window to the front and a door to:-

HALLWAY

There are stairs rising to the first floor and a door to:-

LOUNGE

14'2" x 12'4" (4.32m x 3.76m)

A good sized lounge with double glazed window to the front and a door to:-

INNER HALLWAY

There is a door to the Cloakroom/WC and opens to:-

KITCHEN/DINER

15'8" x 10'7" (4.78m x 3.23m)

A well-proportioned area with a range of eye level and base units, fitted appliances, stainless steel sink with side drainer, electric hob with extractor over and electric oven below, double glazed window to the rear and ample room for a dining table. Door to the under stairs cupboard and patio doors to the rear garden.

CLOAKROOM/WC

A white suite comprising of a close coupled WC and a wash hand basin set in a vanity unit.

FIRST FLOOR

LANDING

There are stairs rising to the second floor and doors to the Master Bedroom and Bedrooms Two and Three.

MASTER BEDROOM

13'5" MAX x 10'0" MIN (4.09m x 3.05m)

There is a double glazed window to the rear, built in wardrobes and a door to:-

EN-SUITE SHOWER/WC

There is a corner quadrant shower cubicle with glass enclosure and electric shower over, close coupled WC and a wash hand basin set in a vanity unit.

BEDROOM TWO

9'11" x 8'9" (3.02m x 2.67m)

A useful sized second double bedroom with a double glazed window to the front and built in wardrobes.

BEDROOM THREE

6'9" x 6'6" (2.06m x 1.98m)

A single bedroom (currently utilised as an office) with a double glazed window to the front.

FAMILY BATHROOM/WC

A white suite comprising of a panel bath, close coupled WC, wash hand basin set in a vanity unit, storage area and a double glazed window to the side.

SECOND FLOOR

LANDING

A small landing with a door to:-

BEDROOM FOUR

12'4" x 12'4" (3.76m x 3.76m)

A wonderful light and airy room with skylight windows, built in wardrobes and a door to:-

EN-SUITE WC

There is a wash hand basin set in a vanity unit and a close coupled WC.

OUTSIDE

FRONT GARDEN

Mostly laid to lawn with side pedestrian access leading to the rear garden

SIDE GARDEN

Gravelled for ease of maintenance with slabbed path leading to the rear garden.

REAR GARDEN

The rear garden is enclosed creating a safe space for children and pets alike. Partly laid to lawn with patio area.

PARKING

There is parking in front of the garage and in an allocated space on the forecourt.

GARAGE

Single sized with pedestrian access to the side from the front garden.

AGENTS NOTE

Mains water, drainage and Electricity are connected. Council Tax Band C Broadband Speeds from 28 Mbps (Source Ofcom). Mobile Phone Coverage from all major networks (Source Ofcom).

ENERGY EFFICIENCY RATING

This property has been rated as D (61) with a potential rating of C (73).



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