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Sales & Lettings

Elgar

Lower Carnkie, Redruth, TR16 6SP

Guide Price £375,000

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Elgar is an excellent example of an individually sited non estate detached bungalow in generous, well enclosed grounds. Features include a Rayburn in the kitchen, double glazing and electric heating. A multi fuel burner is provided in addition to the Rayburn. There is a very generous rear conservatory with open views. Two reception rooms are provided and the kitchen has plenty of units together with an extra area where you will find the built-in cooker. There are three bedrooms, two of which have fitted wardrobes. In addition to the bathroom there is also a shower room and this could well be used as adjoining en-suite for bedroom 3. The bath is a Jacuzzi style together with multi coloured underwater lighting. The property has approaching 1200 sqft of indoor accommodation.

The property has a low maintenance exterior with pebble dashing and the fascias, soffits and gutters have been replaced with plastic units. The internal skirtings and sills have also been replaced with plastic units.

Externally there is a gravelled driveway providing turning and parking facilities leading to a generous garage with an electric door. The gardens are certainly worthy of mention being a good size, well stocked and having an open aspect. The bungalow was originally built in 1974 and extended in 1990. It is being offered for sale for the first time in over 30 years.

Carnkie is a favoured little hamlet giving very good access to country walks and the mineral trails. Access is also given to Carn Brea with its far reaching views, the castle restaurant and the Bassett Monument. Redruth town is within perhaps two and a half miles and the A30 is within approximately three and a half miles.

All fitted carpets and vertical blinds will be included in the sale price.

ENTRANCE HALL

L shaped with loft access and a further hatch in the newer part of the property giving further storage facilities. Tiled floor.

LOUNGE

19'10 x 11'8 (6.05m x 3.56m)

Focal point multi fuel burner on a raised hearth with slate to the front and black slate to the side and above. Patio doors to the rear garden. Modern electric radiator.

DINING ROOM

16'8 x 10'10 (5.08m x 3.30m)

Double cupboard and a wall mounted electric radiator. Sliding doors to conservatory.

CONSERVATORY

19'1" x 8'9" (5.83m x 2.68m)

A most substantial addition to the property with panoramic views over the countryside. Built on dwarf walls with a pair of double glazed doors leading to the garden. Wall lighting with a dimmer switch. Tiled floor.

BEDROOM 1

10'9 x 9'7 (3.28m x 2.92m)

Triple door wardrobe with one being mirror fronted. Electric radiator.

BEDROOM 2

9'7 x 9' (2.92m x 2.74m)

Double wardrobe and an electric radiator.

BEDROOM 3

8'10" x 8'4" (2.70m x 2.55m)

A dual aspect room with an electric radiator.

KITCHEN

11'8" x 8'11" + 5'10" x 5'3" (3.58m x 2.74m + 1.80m x 1.61m)

A main focal point oil fired Rayburn cooker with a back boiler. This L shaped room has plenty of working surfaces with cupboards and drawers beneath, space for white goods and tiled splash backs. Complementary eye level units, a carousel unit and concealed down lighters. One and a half bowl stainless steel sink unit. There is a further area that has a built-in oven, hob and hood plus further working surfaces and storage facilities. Space and plumbing for an automatic washing machine.

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BATHROOM
6'2" x 5'6" (1.88m x 1.68m)
An amazing spa bath with multi coloured underwater lighting. Wash hand basin, a low level wc and an electric radiator. Ceramic wall tiling, an extractor fan, a shaver point and a wall heater. Obscure glazed window.

SHOWER ROOM
6'11" x 5'4" (2.11m x 1.63m)
Large corner shower cubicle with a curved glass door and a Mira electric shower. The walls are easy clean Respatex style, there is a vanity unit with cupboards beneath and a low level wc with a concealed cistern. Spot lighting, obscure glazed window and an extractor fan.

OUTSIDE
Certainly a fine feature of the property, there are walled in gardens with wood panelled fencing and traditional Cornish hedging. The gardens are of generous proportions and the owner has carefully stocked it over the years and also includes soft fruits. From the patio area you can take advantage of the views. The spacious patio area is defined by stone dwarf walling. The bungalow is approached via twin metal entrance gates leading to gravelled parking and a turning area for four/five cars. The DETACHED GARAGE 3.98m x 6.49m (13'1 x 21'4) is larger than average with an electric up and over door, eaves storage, twin side windows and a work bench. There is a concrete area leading from the driveway to the front entrance door. There is also a greenhouse, a useful potting shed, an outside tap, an oil storage tank and security lighting.

DIRECTIONS
From Redruth take the road towards Four Lanes and proceed up the hill turning right sign posted to Carnkie. As you enter the village you will see Post Office Terrace on your right, turn right just before this and the property is the first on the right.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES
Mains drainage, mains water, mains electricity, electric heating, oil fired Rayburn & multi fuel burner.

Broadband highest available download speeds - Standard 20 Mpbs (sourced from Ofcom).

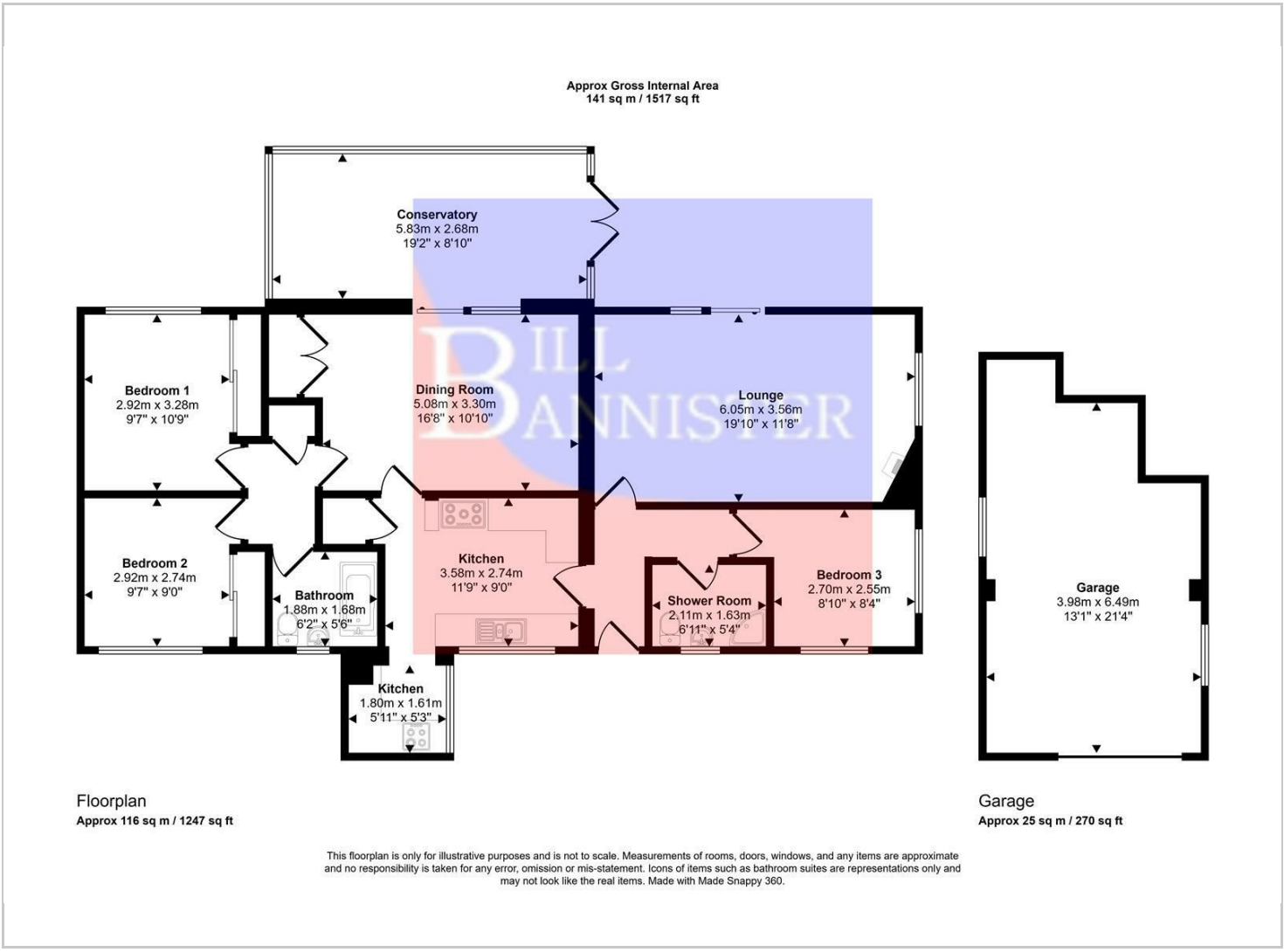
Mobile signal -
EE - Good outdoor & indoor, Three - Good outdoor & indoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

Road Map

Hybrid Map

Terrain Map

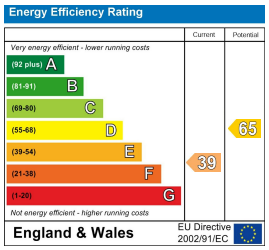
Floor Plan

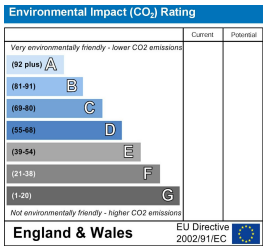


Viewing

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





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