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BILL BANNISTER

Sales & Lettings



39 Park Stenak

Carharrack, Redruth, TR16 5SL

£229,950



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This three bedroom end of terrace house is situated on a popular residential development and provides good access to Carharrack village. There is a generous porch leading through to a lounge and then on to a kitchen/diner which includes a fitted oven, hob and hood. Heating is via an electric system and this is complemented by double glazing. The property is well presented by the vendor who is now looking to downsize. Externally there is the bonus of a double parking space and a garage. To the rear there is a lawned garden that takes advantage of the sun. Carharrack offers local amenities including a convenience store, a Chinese takeaway and other amenities. Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can be reached in less than ten minutes by car. There is also a main line railway station in the town offering services to London along with many other destinations. Furthermore, Carharrack is equidistant to both Falmouth and Truro and there are also nearby coastlines and beaches within easy reach.

ENTRANCE PORCH

9'0" x 6'8" (2.76m x 2.04m)

Electric heater. Obscure glazed door and matching side screen to:

LOUNGE

9'1" x 24'2" (2.77m x 7.38m)

Two electric heaters, a dual aspect and stairs to the first floor.

KITCHEN/DINER

8'0" x 14'4" (2.44m x 4.37m)

Single drainer sink unit plus a good array of working surfaces with cupboards and drawers beneath. Built-in oven, hob and extractor hood. Complementary eye level

units, a tiled floor and an electric heater. Door to the rear garden and an internal door to the garage.

FIRST FLOOR

BEDROOM 1

10'7" x 8'11" (3.23m x 2.74m)

Recess and a radiator.

BEDROOM 2

8'4" x 11'3" (2.56m x 3.44m)

Radiator.

BEDROOM 3

6'0" x 11'4" (1.84m x 3.46m)

Radiator and a recess.

BATHROOM

6'10" x 9'0" (2.09m x 2.76m)

Panelled bath with a tiled surround and a Triton electric shower. Enclosed wash hand basin and a low level wc. Electric towel rail and a further airing cupboard housing a hot water cylinder.

LANDING

Loft access and an airing cupboard.

OUTSIDE

To the front there is a side raised flower border, a hard standing providing parking for two vehicles and access to the GARAGE 2.55m x 5.19m with an up and over door. The rear garden has been thoughtfully laid out with mature plants and shrubs and is a pleasant place to sit in the sunshine. Steps lead down to a lawned garden with a circular patio and a raised corner paved patio.

DIRECTIONS

From our office in Redruth take the main road towards

Falmouth, through South Downs and over the brow of Lanner Hill. Take the first left into Pennance Road and follow this road all the way through to the village of Carharrack. Continue through the main street passing the convenience store on the left and take the next left into Menakarne. Follow the road around to the left into Park Stenak where the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 9 Mbps, Superfast 79 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



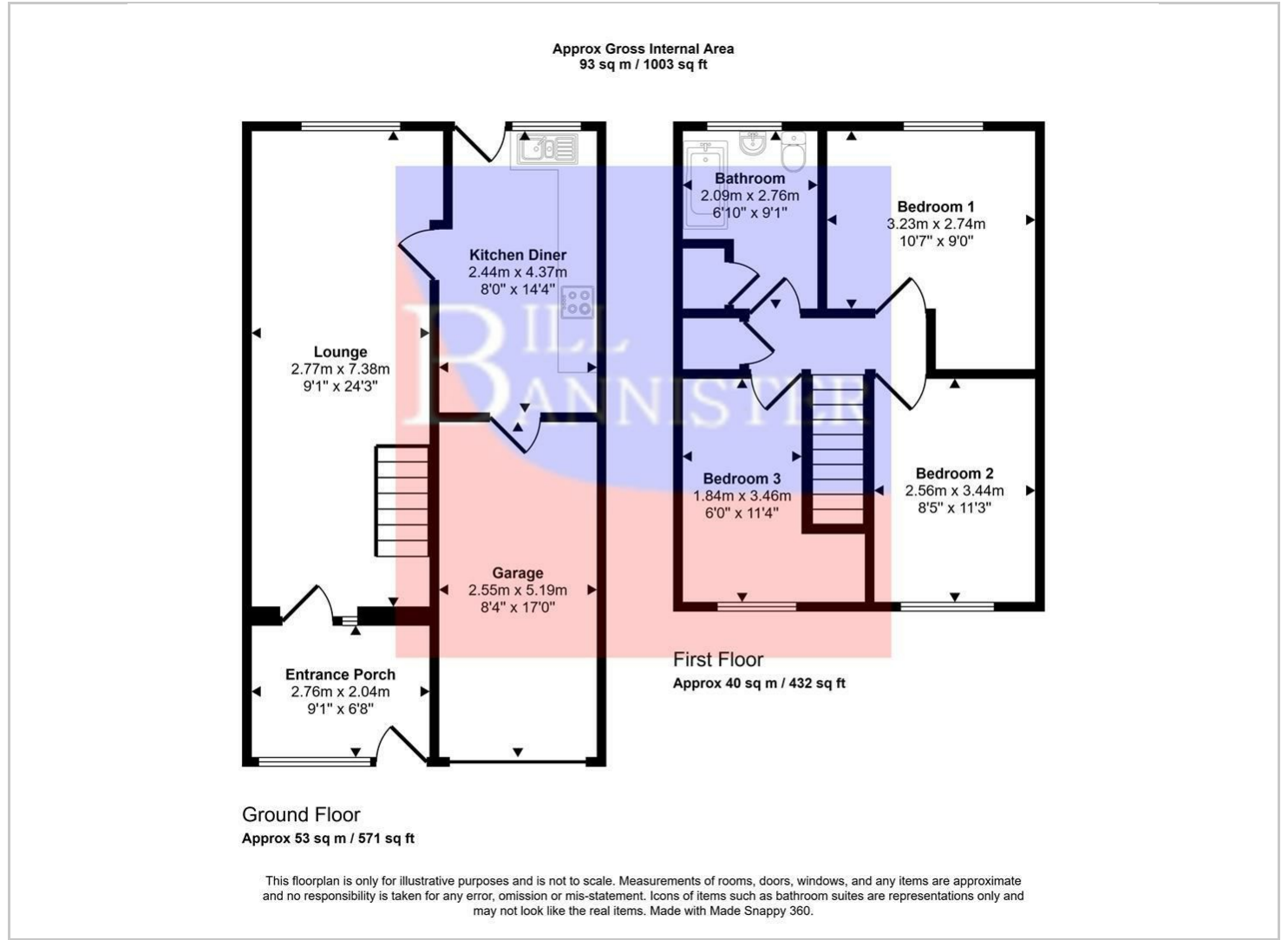
Hybrid Map



Terrain Map



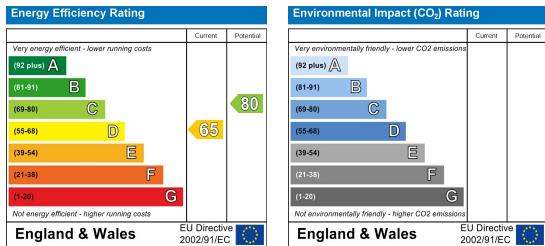
Floor Plan



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



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.