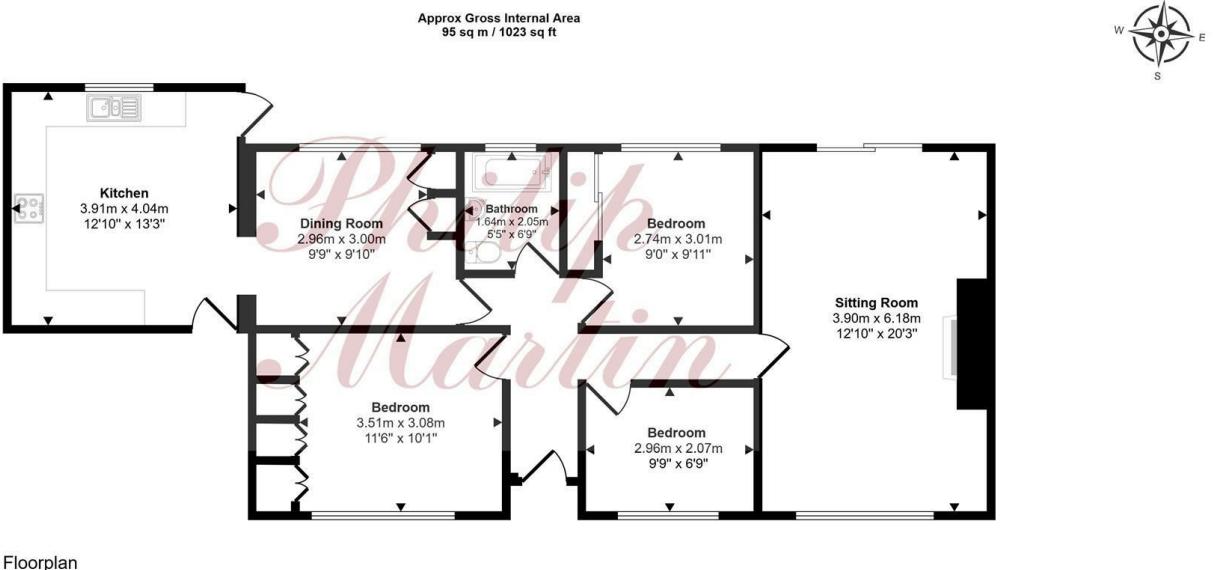


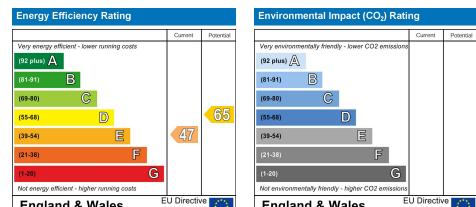
TREVINCE PARC, CARHARRACK



KEY FEATURES

- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- SITTING ROOM
- DINING ROOM
- EXTENDED KITCHEN
- BATHROOM
- DRIVEWAY & GARAGE
- FRONT & REAR GARDENS
- VILLAGE LOCATION
- VIEWING ESSENTIAL

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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21 TREVINCE PARC, CARHARRACK, REDRUTH, TR16 5QX EXTENDED DETACHED BUNGALOW SITUATED IN VILLAGE LOCATION

This three bedroom detached bungalow is situated in a quiet residential area within the village, within walking distance of the amenities on offer. The dwelling is larger than first apparent and has been modernised during the current ownership. Offering light and spacious rooms throughout; in all, the accommodation includes; entrance hallway, kitchen/breakfast room, dining room, sitting room, three bedrooms and a bathroom. There is a driveway providing off road parking, an integral garage and gardens to both the front and rear.

EPC - E. Freehold. Council Tax - C.

GUIDE PRICE £350,000

www.philip-martin.co.uk

THE PROPERTY

21 Trevince Parc is an extended three bedroom detached bungalow situated in the convenient village of Carharrack. The property is set within a quiet location in the village, just a short distance from the centre and amenities on offer. The bungalow has been modernised during the current ownership and in all, the accommodation comprises; entrance hallway, kitchen/breakfast room, dining room, sitting room, three bedrooms and a bathroom. There is a driveway providing off road parking for numerous vehicles, with an integral garage and level gardens to both the front and rear, mainly laid to lawn.

CARHARRACK

Carharrack is a thriving village community convenient for Truro and Redruth with a selection of local facilities for daily needs including general store and post office, public houses, church and chapel. There is a doctors surgery and primary school in nearby St. Day. The village is about 7 miles from Truro, 3 miles from Redruth and 8 miles from Falmouth. The village is just over 2 miles from the main A30 and this provides easy access throughout the county. There is a main line railway link to London (Paddington), at both Truro and Redruth and the village is also well served by a local bus.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALLWAY

SITTING ROOM

20'3" x 12'9" (6.18m x 3.90m)

A light and airy, dual aspect sitting room with window to front and sliding patio doors to rear accessing back



garden. Fireplace with gas fire in situ (not operational at present). Two radiators.

DINING ROOM

9'10" x 9'8" (3.00m x 2.96m)

Window to rear and space for dining table. Useful fitted cupboards. Radiator. Opening into;

KITCHEN

13'3" x 12'9" (4.04m x 3.91m)

A spacious kitchen/breakfast room with window and door looking out onto rear garden. Comprising a range of base and eye level units with upstands and inset sink and drainer unit. Integrated dishwasher and electric oven, with hob and extractor fan over. Plumbing for washing machine and space for fridge/freezer. Door into garage.

BEDROOM

11'6" x 10'1" (3.51m x 3.08m)

Window to front. Fitted wardrobes. Radiator.

BEDROOM

9'10" x 8'11" (3.01m x 2.74m)

Window to rear. Fitted wardrobes. Radiator.

BEDROOM

9'8" x 6'9" (2.96m x 2.07m)

Window to front. Radiator.

BATHROOM

6'8" x 5'4" (2.05m x 1.64m)

Comprising a bath with electric shower over, pedestal hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.



GARAGE

Metal up and over door with light and power connected.

OUTSIDE

To the front of the property there is a driveway that provides off road parking for numerous vehicles, as well as a level lawn that sets the property back from the pavement. Gated pedestrian side access leads to the rear, that is completely enclosed with walled boundaries, therefore perfect for children and pets. The rear garden enjoys plenty of privacy with an outdoor dining area, as well as a raised, level lawn with colourful flowerbed surrounds. There is also a greenhouse.

SERVICES

Mains water, electric and drainage. Oil fired central heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Proceed into the village from St Day. Take the left hand turning at St Piran's Church and follow the road before taking the second right hand turning into Trevince Parc. Follow this road for a short distance and No.21 can be found on the left hand side.

PLEASE NOTE

By virtue of Section 21 of the Estate Agents Act 1979 it is necessary to declare that one of the partners of Philip Martin is a connected person by being related to the sellers of this property.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.