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**BILL  
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Sales & Lettings



## Rosecroft Consols Road

Carharrack, Redruth, TR16 5RA

**£259,950**



Offered for sale with no onward chain, this well presented semi detached bungalow benefits from two bedrooms, a substantial lounge/diner, a kitchen, bathroom and a utility room. The property is double glazed and this is complemented by night storage heating. Externally there is a low maintenance front garden with driveway parking for two vehicles plus a well enclosed lawned rear garden.



This well presented semi detached bungalow is offered with no onward chain and is situated in a popular location. An entrance porch leads to a hallway and then to a good sized lounge/diner, an adjoining kitchen, two bedrooms and a bathroom. There is also a utility room created out of part of the former garage. To the front there is a low maintenance gravelled area with parking facilities for two vehicles at the side. The rear garden is well enclosed being mainly to lawn with an outbuilding and is now ready for upgrading to your requirements. It is within a quarter of a mile of Carharrack village which offers a convenience store, a Chinese take-away and bus services.

#### ENTRANCE PORCH

Window to the front, sensor lights and a door to:

#### HALLWAY

Night storage heater and loft access.

#### INNER HALLWAY

With a shelved built-in cupboard.

#### LOUNGE/DINER

9'9" x 11'10" + 12'8" x 6'9" (2.98m x 3.62m + 3.87m x 2.07m)

Patio doors leading to the rear garden. Focal point propane gas coal effect fire with a wood mantel and a marble hearth. Wall lighting and a night storage heater.

#### KITCHEN

8'9" x 12'9" (2.67m x 3.89m)

Fitted with a good range of working surfaces having cupboards and drawers beneath plus plinth lighting. Enamel sink unit and drainer, fitted fridge/freezer and two pull-out tall cupboards. Electric panel heater and a door to the rear garden.

#### BEDROOM 1

8'0" x 11'11" (2.45m x 3.64m)

Fitted wardrobes with cupboards and drawers.

#### BEDROOM 2

12'7" x 9'6" (3.85m x 2.91m)

Built-in cupboards and shelving. Window to the front and a night storage heater. Laminate flooring. Door to:

#### UTILITY ROOM

5'8" x 11'7" (1.74m x 3.55m)

Plumbing for white goods and a working surface. Double built-in cupboard with shelving. Heated towel rail.

#### BATHROOM

5'6" x 6'9" (1.68m x 2.07m)

Panelled bath with a tiled surround, a mixer and shower attachment plus a screen. Wash hand basin with storage facilities and a mirrored back. Low level wc, electric fan heater and spot lighting.

#### OUTSIDE

There is a low maintenance front garden laid to gravel and adjoining this is a tarmac hard standing for two vehicles. A side gate leads to the rear garden which is well enclosed being mainly laid to lawn with a raised flower bed and patio area. There is a greenhouse, a garden shed and a storage area formerly part of the garage.

#### DIRECTIONS

From our office in Redruth take the main road towards Falmouth through South Downs. Proceed over the brow of Lanner Hill and turn left onto Pennance Road. Follow this all the way through to the village of Carharrack and turn right by the church into Higher Albion Row. Continue along and as the road bears sharply left turn right and the right again into Consols Road. The property will be found on the right hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

Mains drainage, mains water, mains electricity, electric heating & LPG gas fire.

Broadband highest available download speeds - Standard 13 Mbps, Superfast 80 Mbps (sourced from Ofcom).

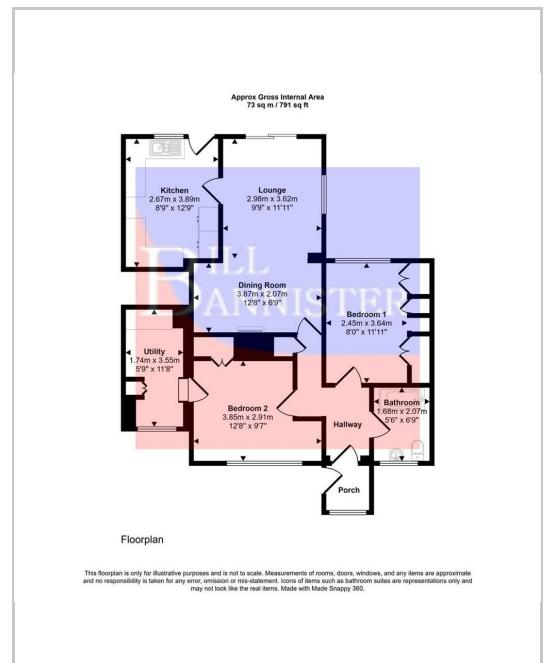
Mobile signal -

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

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

