



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Semi-Detached

Offers Over

£500,000

Located in

Redruth



www.clivepearceproperty.com



Carnmarth

Redruth | Cornwall | TR16 5SB



A substantial period home that has been extended to provide very spacious **FOUR BEDROOM** accommodation with superb living space, a large basement and a wonderful detached double garage with studio and roof terrace above. Far reaching views in a delightful location.

Carmarth

£500,000 Freehold



- Extended Four Bedroom Home
- Two en-suites
- Superb living space - Two receptions
- Large cellar provides additional space
- Fitted modern kitchen/breakfast room
- Gorgeous character features and views
- Detached double garage with studio and terrace above
- Garden
- Parking



2 CARNSIDE, CARHARRACK, REDRUTH, CORNWALL, TR16 5SB.

TOTAL FLOOR AREA: 2300 sq.ft. (213.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band D

Local Authority Cornwall Council

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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