

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL  
BANNISTER**

Sales & Lettings



## 11 Polkerris Road

Carharrack, Redruth, TR16 5RJ

**£239,950**



This well presented garage linked detached bungalow is situated in a popular cul-de-sac location and is offered for sale with no onward chain. The property benefits from two bedrooms, a good sized lounge/diner, a kitchen and a family bathroom. It is double glazed and this is complemented by LPG heating. Externally there is driveway parking, a garage and gardens to both front and rear.



Offered with no onward chain, we are pleased to bring to market this deceptively sized link detached two bedroom bungalow, set in a quiet cul-de-sac within a popular village location. On entry, you will find access to all of the living areas from the hallway. A particularly large lounge come living room/diner is sited at the front of the property along with the second double bedroom. The large main bedroom at the rear benefits from two built-in wardrobes and a wash hand basin. Both bedrooms are complemented by a family bathroom. A good sized kitchen would also allow for dining if so required. Externally, a generous driveway with parking for up to three vehicles leads down to a single garage. The front garden offers two distinct areas, one gravelled hence low maintenance, the other offering a raised planting area. A pathway hugs the front and side of the property whilst the rear garden is fully enclosed and also accessible from the driveway as well as the kitchen. There is a garden shed and greenhouse. Carharrack is well served by local bus routes and offers amenities including a convenience store, a Chinese takeaway and other services. There is a children's park nearby and the local village hall, which we understand holds regular local events, is also within a short distance. Within around a twenty minute walk or short drive, there is a neighbouring village, St. Day, which has two convenience stores, a Post Office, butchers, pharmacy and a public house. The location offers many local countryside walks and the village is equidistant to both Falmouth and Truro. There are also other nearby coastlines and many beaches within easy reach.

Upvc front door with an obscure double glazed panel leads to:

#### HALLWAY

With a smoke alarm.

#### LOUNGE/DINER

15'6" x 16'9" (4.74m x 5.12m)

A radiator and a coal effect electric fire. Upvc double glazed window overlooking the front garden and aspect.

#### BEDROOM 2

9'6" x 10'9" (2.91m x 3.30m)

A radiator below a upvc double glazed window overlooking the front garden and aspect. A wall mounted high level electric heater with a pull cord switch.

#### BEDROOM 1

9'6" x 17'7" (2.92m x 5.36m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator and two built-in wardrobes with hanging space and shelved storage. Built-in wash hand basin with a tiled splash back.

#### FAMILY BATHROOM

6'3" x 5'0" (1.92m x 1.53m)

Low level wc, wash hand basin with a tiled splash back and a bath with a tiled splash back and a Triton Trans electric shower over. Obscure double glazed upvc window to the rear. Radiator.

#### KITCHEN

12'2" x 8'7" (3.71m x 2.64m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Shiplap wood panelling to two walls, space for a fridge/freezer and an electric cooker. Space and plumbing for a washing machine. A door opens to a pantry style storage cupboard and a door opens to a further cupboard housing a Worcester boiler. Loft access hatch and a upvc door with a clear double glazed panel opening to the rear garden.

#### OUTSIDE

To the front a gate leads to a pathway which borders a raised gravelled area and a raised planting area. A pathway leads down to the front door with an external light and around to the side housing the LPG bottles. A driveway provides parking for up to three vehicles and leads down to a SINGLE GARAGE 2.60m x 5.00m (8'6" x 16'5") with an up and over door, lighting and power. The rear garden is fully enclosed and has a slabbed patio area with a laid to lawn area, a shed, a greenhouse and an external tap.

#### DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through South Downs and over the mini roundabout. Proceed over the brow of Lanner Hill and take the first turning left into Pennance Road. Follow this road all the way through to the village of Carharrack and turn left into the main street. Continue past the convenience store into Railway Terrace and take the next right hand turning into Polkerris Road. Bear around to the left and the property will be found on the right hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

#### SERVICES

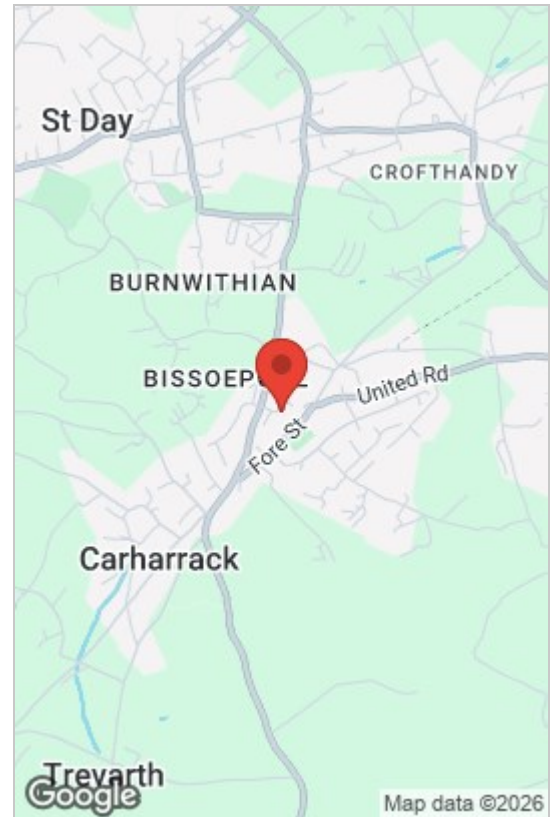
Mains drainage, mains water, mains electricity and LPG gas heating.

Broadband highest available download speeds - Standard 9 Mbps, Superfast 80 Mbps (sourced from Ofcom).

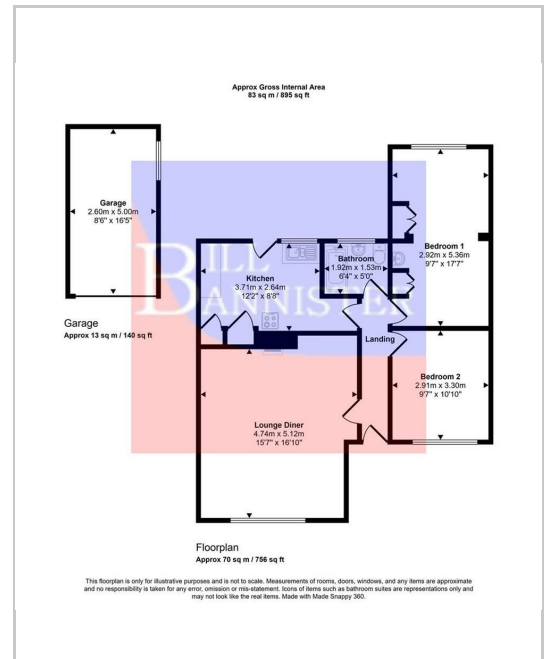
Mobile signal -

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

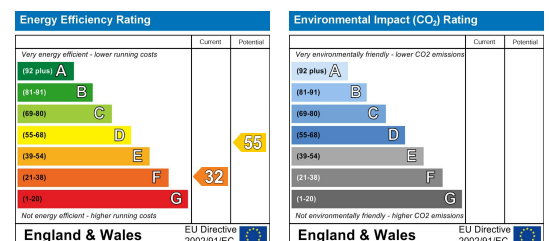
## Area Map



## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.