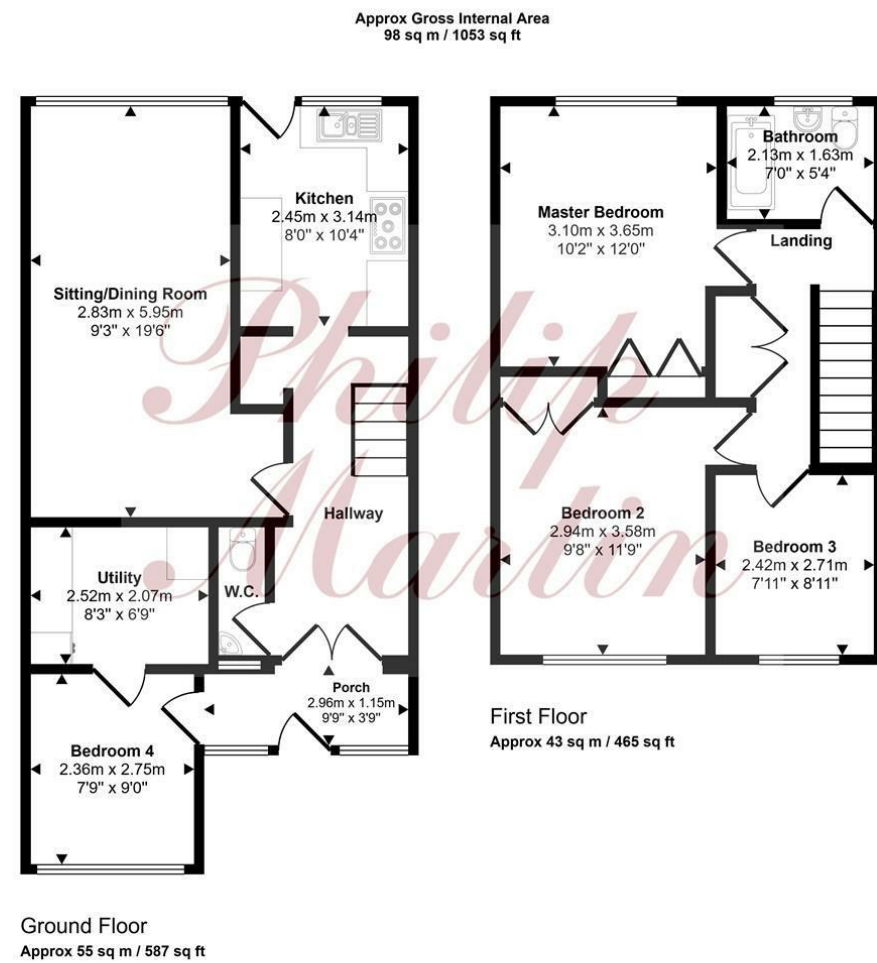


TRESITHNEY ROAD, CARHARRACK, REDRUTH

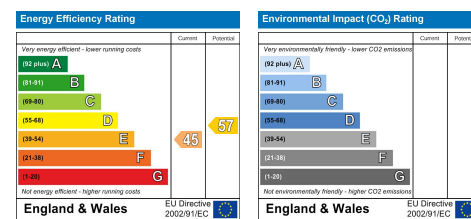


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- NO CHAIN
- GAS CENTRAL HEATING
- POTENTIAL GARAGE CONVERSION
- OFF ROAD PARKING
- MODERNISED BATHROOM
- LOW MAINTENANCE GARDEN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



10 TRESITHNEY ROAD, CARHARRACK, REDRUTH, TR16 5QZ  
 WELL PRESENTED THREE BEDROOM PROPERTY SOLD WITH NO CHAIN

A three bedroom end of terrace property situated in the popular village of Carharrack. Occupying a quiet position in a cul-de-sac and modernised to offer contemporary living throughout. In all the accommodation comprises; Porch, sitting/dining room, kitchen, utility, four bedrooms (one to the ground floor) and a bathroom.

EPC - TBC. Freehold. Council Tax - B.

GUIDE PRICE £250,000

www.philip-martin.co.uk

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 Truro  
 Cornwall  
 TR2 5DT

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**GENERAL COMMENTS**

10 Tresithney Road is an attractive end-of-terrace property situated in a desired quiet location within the popular village of Carharrack. The home has been modernised throughout and offers well-presented, contemporary accommodation ideally suited to modern living.

The accommodation comprises an entrance porch, a spacious sitting/dining room, kitchen and a separate utility room. The property further benefits from four well-proportioned bedrooms (one to the ground floor), providing versatile living space, along with a family bathroom finished to a high standard.

**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.

**GROUND FLOOR****ENTRANCE**

9'8" x 3'9" (2.96m x 1.15m)  
Glass porch with wall mounted gas boiler.

**SITTING/DINING ROOM**

19'6" x 9'3" (5.95m x 2.83m)  
Window to the rear. Radiator

**W.C**

Low level w.c. and hand wash basin.

**KITCHEN**

8'0" x 10'3" (2.45m x 3.14m)  
Excellent range of base and eye level units with worktops and tiled splashbacks. Integrated oven and hob with extractor fan. Inset stainless steel sink and drainer, window and door to the rear leading to back garden.

**UTILITY**

8'3" x 6'9" (2.52m x 2.07m)  
Space and plumbing for a washing machine and tumble dryer.

**BEDROOM FOUR**

7'8" x 9'0" (2.36m x 2.75m)  
Previously a garage now converted to a further living space. Window to front, door into porch.

**N.B.**

Please note the forth bedroom and utility room have been converted from the original garage. Building regulations and planning permission have not been applied for.

**FIRST FLOOR****BEDROOM ONE**

10'2" x 11'11" (3.10m x 3.65m)  
Window to the rear. Radiator and built in wardrobe.

**BEDROOM TWO**

9'7" x 11'8" (2.94m x 3.58m)  
Window to the front. Radiator and built in wardrobe.

**BEDROOM THREE**

7'11" x 8'10" (2.42m x 2.71m)  
Window to the front. Radiator.

**BATHROOM**

6'11" x 5'4" (2.13m x 1.63m)  
Modernized bathroom comprising bath with electric shower over, pedestal hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

**OUTSIDE**

Fully private and enclosed low maintenance rear garden perfect for those with children or pets. To the front of the property is off road parking for two vehicles.

**SERVICES**

Mains water, electricity and drainage. LPG Gas central heating.

**N.B**

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

**COUNCIL TAX**

B.

**TENURE**

Freehold.

**DIRECTIONS**

Head towards the center of Carharrack along Railway Terrace before coming to a left hand turn. Take this left and head along Fore Street before taking the second right onto Sparry lane. Follow the road and take the next right. Take a left on to Tresithney Road and the property is located up the next left hand turn.

**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.