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BILL BANNISTER

Sales & Lettings



Tregonna Church Street

Carharrack, Redruth, TR16 5RW

£265,000



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Tucked away from the main road down a small shared private driveway, Tregonna is a well presented two bedroom semi detached bungalow. In recent years the owner has carried out considerable improvements including replacing the main roof and flat roofing work has been carried out. Recently an electrical installation condition report has also been carried out. The property is double glazed and has some electric heaters together with a multi-fuel stove in the lounge. Externally there are superbly presented gardens being well enclosed and having much to commend them with the current owner having spent a lot of time here. The front garden is particularly ornate and very colourful and there is a side pathway leading down to a lovely rear garden with two timber sheds and a polycarbonate shed. The gardens really have to be seen to be fully appreciated. On site parking is provided together with a garage in a block just a few yards away. Carharrack village has a Premier stores, a Chinese take-away and bus services to Redruth and Truro. For those who enjoy country walks, access is given to Carn Marth, one of the highest points in the county.

ENTRANCE HALLWAY

Electric heater and loft access.

LOUNGE

13'1", 8'2" x 12'0" (4.25m x 3.67m)

With a focal point multi fuel stove, alcoves and an electric radiator.

DINING ROOM

11'7" x 7'8" (3.54m x 2.35m)

KITCHEN

8'6" x 12'10" (2.60m x 3.93m)

One and a half bowl sink unit, ample working surfaces

with cupboards and drawers beneath, splash backs and space for white goods. Complementary eye level cupboards and a deep cupboard housing the hot water cylinder. Built-in electric oven, hob and hood.

BEDROOM 1

11'5" x 8'7" (3.48m x 2.64m)

A good range of fitted wardrobes and a chest of drawers. Electric radiator.

BEDROOM 2

13'8" x 8'9" (4.17m x 2.69m)

A dual aspect room with a tiled floor and an electric radiator.

SHOWER ROOM

5'4" x 5'3" (1.63m x 1.62m)

A double size shower cubicle with a mains shower unit. Wash hand basin, wall tiling, an electric radiator and a medicine cabinet.

SEPARATE WC

Low level wc incorporating a small hand basin.

REAR PORCH

Giving access to the rear garden.

OUTSIDE

A shared private driveway leads to the property which is well enclosed with gates to parking facilities. There is also a GARAGE 2.93m x 5.87m (9'7 x 19'3) in a block very close by. The gardens are truly a great credit to the vendor and certainly provide a colourful display. The front is particularly well planted and a side access leads to TWO TIMBER SHEDS and a POLYCARBONATE SHED. There is a patio to the side and rear giving good seclusion and this leads down to a quiet gravelled area. Borders and planters again create colour and a very pleasant area to sit out in.

Tel: 01209 210333

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through South Downs and over the brow of Lanner Hill. Take the next left into Pennance Road and follow this road all the way through to the village of Carharrack. At the T junction turn left and a few yards further on turn right down the lane to the property after Alma Terrace.

AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 11 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



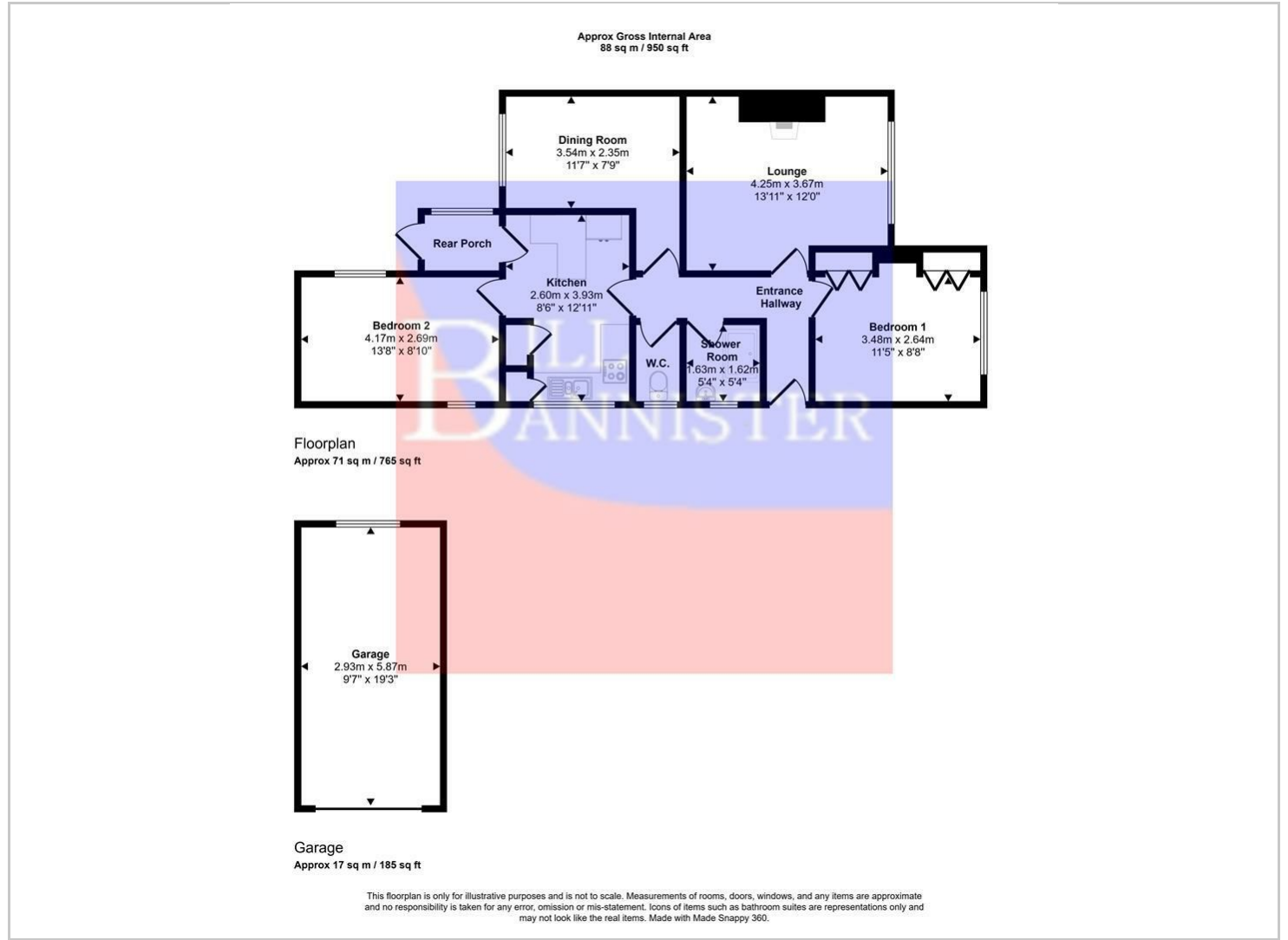
Hybrid Map



Terrain Map



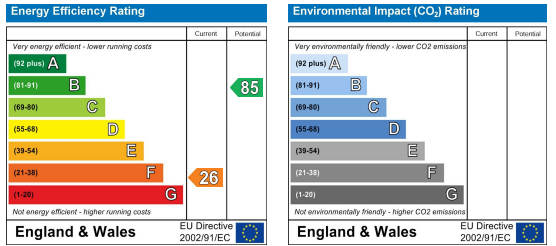
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

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.