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# BILL BANNISTER

Sales & Lettings



## 6 Higher Park Stenak

Carharrack, Redruth, TR16 5SX

**£249,950**



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Tucked away near the end of a cul-de-sac on this popular residential development, this garage linked detached bungalow is offered with the benefit of no onward chain. It has a lounge that could also be used as a dining area to one end and the kitchen itself also has room for a dining table. There is a front porch/sitting area and a small hallway. Three bedrooms are provided together with a shower room and an inner hallway with a Drimaster air circulation system. The bungalow is double glazed and there are modern electric panel heaters. The lounge has a focal point fire surround (not functional). Externally a driveway provides parking facilities and a side gate leads through a covered area to an enclosed rear garden and decking area. Carharrack village offers bus services to Redruth and Truro, a convenience store, a Chinese take-away and a social club.

## **ENTRANCE PORCH**

**4'10" x 4'0" (1.48m x 1.23m)**

Triple aspect room constructed of upvc and having enough room for a single sitting out area if required.

## **SMALL HALLWAY**

With access to:

## **LOUNGE**

**10'8" x 16'9" (3.26m x 5.13m)**

Laminate flooring, a focal point fire surround and an electric panel heater.

## **KITCHEN/DINER**

**8'10" x 16'11" (2.71m x 5.17m)**

Single drainer stainless steel sink and an array of working surfaces having cupboards and drawers beneath plus splash backs. Complementary eye level cupboards and two built-in full height cupboards, one

being shelved and one housing an electric water heater. Electric oven and hob with a hood above plus further space for white goods. Side external door.

## **BEDROOM 1**

**10'7" x 10'4" (3.24m x 3.16m)**

With an electric panel heater.

## **BEDROOM 2**

**10'9" x 8'5" (3.28m x 2.59m)**

With an electric panel heater.

## **BEDROOM 3**

**7'7" x 7'6" (2.32m x 2.30m)**

With an electric panel heater.

## **SHOWER ROOM**

**7'9" x 5'6" (2.37m x 1.70m)**

Double shower cubicle with a Triton electric shower. Enclosed wash hand basin and a low level wc. Shaver point, an electric heater and a two double mirrored medicine cabinets.

## **OUTSIDE**

To the front a driveway provides parking for several vehicles and there is a tarmac area. A side gate leads to a side covered area useful for ladder storage etc. This leads to a well enclosed low maintenance rear garden with astro turf and a patio area. To the other side there is a substantial OUTBUILDING 3.66m x 1.83m (12' x 6') leading to the GARAGE 2.60m x 4.92m (8'6" x 16'2") with space for white goods and a rear pedestrian door. The garage door itself is not in use but there is a door plus a side screen.

## **DIRECTIONS**

From our office in Redruth take the main road towards Falmouth through the village of Lanner. At the

crossroads turn left by the Coppice Inn and follow this road all the way through to the village of Carharrack. Turn left at the T junction and proceed through the main street of Carharrack. Turn left into Menakarne and follow the road around to the left into Park Stenak. At the top bear left into Higher Park Stenak where 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 and electric heating.

Broadband highest available download speeds - Standard 11 Mbps, Superfast 75 Mbps (sourced from Ofcom).

Mobile signal -

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



## Road Map



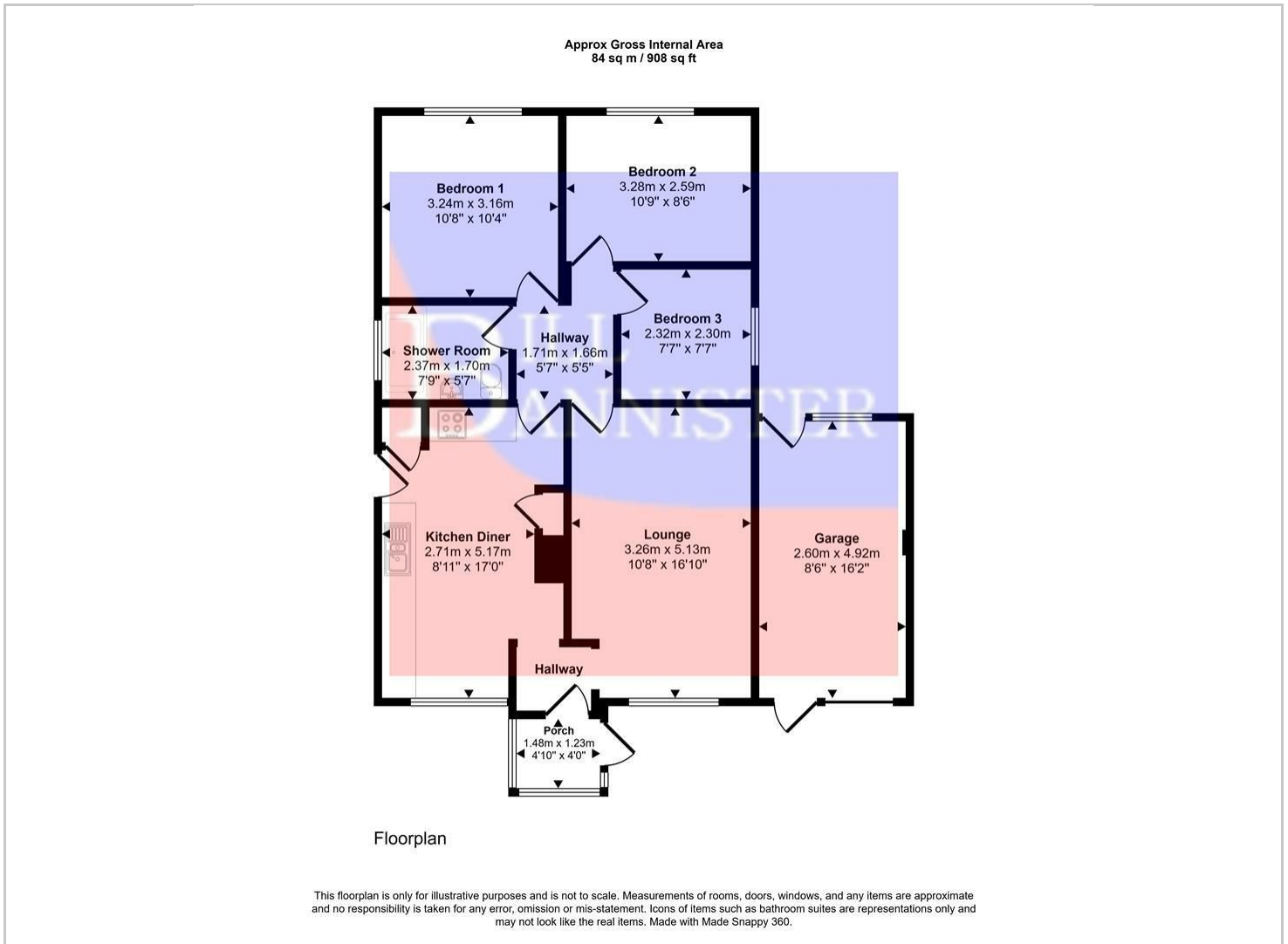
## Hybrid Map



## Terrain Map



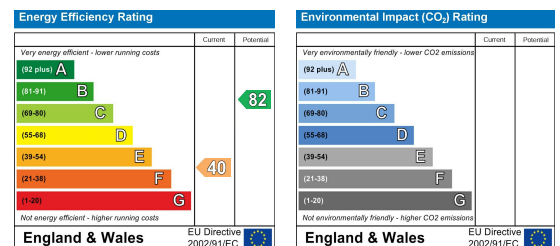
## Floor Plan



## 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.