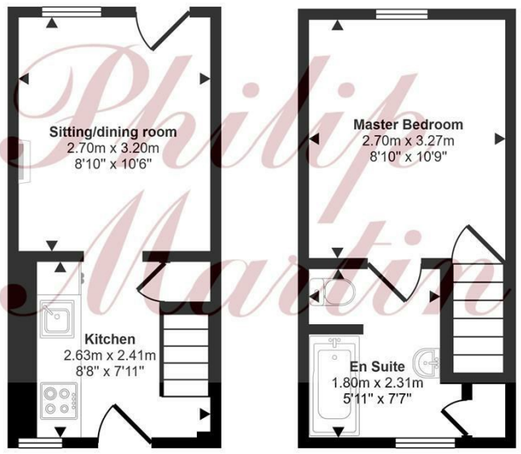
BOWLING GREEN, CARNKIE, REDRUTH







Approx Gross Internal Area
31 sq m / 332 sq ft



Ground Floor
Approx 15 sq m / 165 sq ft

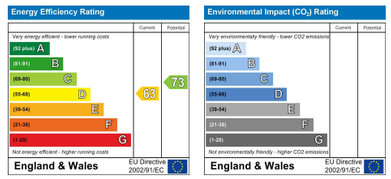
First Floor
Approx 16 sq m / 167 sq ft

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

- SOLD WITH NO CHAIN
- GAS LPG HEATING
- OFF ROAD PARKING
- RECENTLY RENOVATED
- ENCLOSED SOUTH FACING GARDEN
- UNDER FLOOR HEATING

ENERGY PERFORMANCE RATING



7 BOWLING GREEN, CARNKIE, REDRUTH, TR16 6SH

FULLY RENOVATED MID-TERRACE PROPERTY SOLD WITH NO CHAIN

A recently renovated one bedroom property situated in the popular village of Carnkie, conveniently located between Redruth and Falmouth. The well-presented accommodation is arranged over two floors and includes a sitting/dining room and kitchen on the ground floor, with a double bedroom and modern bathroom on the first floor. Outside, there is a fully enclosed south-facing garden and off-road parking for one vehicle. The property would make an ideal first-time purchase, investment or bolt-hole.
Council Tax-A. EPC-D. Freehold

GUIDE PRICE £159,950

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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.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

GENERAL COMMENTS

A beautifully presented and recently renovated one bedroom property situated in the popular village of Carnkie, conveniently located between Redruth and Falmouth. The property has been completely renovated by the current owner and now offers well-proportioned and light accommodation which would make an ideal first-time purchase, investment opportunity or bolt-hole.

The accommodation is arranged over two floors. On the ground floor there is a welcoming sitting/dining room together with a well-appointed kitchen. To the first floor there is a generous double bedroom and a modern bathroom.

Externally, the property benefits from a fully enclosed south-facing garden which enjoys a good degree of privacy and provides a pleasant space for outdoor seating and entertaining. In addition, there is off-road parking for one vehicle. Space for shed or garden studio as other properties along the row have installed.

CARNKIE

The property is situated just outside the popular village of Carnkie in a lovely hamlet of houses surrounded by countryside. Carnkie is located on the outskirts of Redruth, enjoying a pleasant semi-rural setting. The village has a strong sense of community and benefits from a well-known local pub and nearby countryside walks. The town of Redruth is a short drive away and offers a good range of amenities including shops, supermarkets and a mainline railway station with direct links to Truro, Plymouth and London Paddington. The north coast and its beaches are also within easy reach.

GROUND FLOOR

KITCHEN

8'7" x 7'10" (2.63m x 2.41m)
A newly installed bespoke wooden kitchen providing ample storage and workspace. The kitchen is fitted with an eye-level oven and offers plumbing and designated space beneath for a washing machine.

SITTING/DINING ROOM

8'10" x 10'5" (2.70m x 3.20m)
Underfloor heating through out. Fully tiled floors. Floating granite lintel and alcove with beam over. Window to the rear with back door.

FIRST FLOOR

BEDROOM

8'10" x 10'8" (2.70m x 3.27m)
Window to the rear, slate window sill with fitted curtains.

BATHROOM

5'10" x 7'6" (1.80m x 2.31m)
Bath with shower over and metro glazed tiles. Low level floating hand wash basin with storage below and W.C.

OUTSIDE

South facing enclosed rear garden with low maintenance patio area and lawn. Off road parking to the rear with space for shed or garden studio as other properties along the row have installed.

COUNCIL TAX

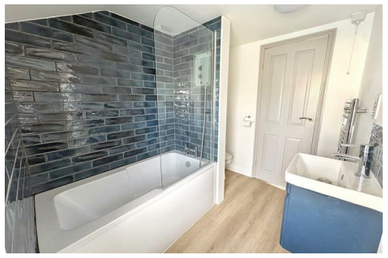
A.

TENURE

Freehold.











SERVICES

Mains electric, water and drainage. LPG gas central heating.

N.B

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

DIRECTIONS

From Redruth town centre proceed in a southerly direction on the A393 towards Falmouth. Continue along this road for approximately 2 miles before turning right signposted for Carnkie. Follow the road into the village and continue through until you see the bowling green sign situated on the right hand side as you leave the village. Take this right and the property is on the right hand side.

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.