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# BILL BANNISTER

Sales & Lettings



## 17 Albion Row

Carharrack, Redruth, TR16 5QW

**£235,000**



Situated in a popular village location, this modernised mid terraced house offers very well presented accommodation with two bedrooms, a lounge, an open plan dining room/fitted kitchen and a shower room. The property benefits from electric heating and this is complemented by double glazing. Externally there is gravel parking for two vehicles and a lovely well enclosed rear garden with a useful storage shed.





We are very pleased to present this opportunity to acquire a lovely and deceptively spacious two bedroom terraced house situated within a distinctive row of similar properties in the popular village of Carharrack. The property has been extensively modernised by the current vendors and this includes the LVT Highland Oak finish flooring which runs throughout the ground floor living accommodation. The light and airy porch leads into a well presented lounge and from there a dining room blends seamlessly into the kitchen area creating an open and airy space that encourages social interaction, unified by the continuous flooring style. There is a downstairs shower room which is accessed from the kitchen. To the first floor there are two bedrooms, one of which is particularly large and comes with a substantial built-in wardrobe. Externally the house benefits from a gravel driveway which can accommodate parking for up to two vehicles with the benefit of an electric vehicle charging point. Additional street parking is available if required. The pleasant rear garden is mainly laid to lawn albeit low maintenance. There is a children's play park opposite the property and the local village hall, which we understand holds regular local events, is within a very short distance. Carharrack offers local amenities including a convenience store, a Chinese takeaway and other amenities. Furthermore, the village is equidistant to both Falmouth and Truro and having nearby coastlines and beaches within easy reach.

Twin panelled upvc clear glazed front door leads to:

**ENTRANCE PORCH**

5'0" x 4'4" (1.53m x 1.34m)

Light and airy dual aspect room with a secondary front door having an obscure glazed decorative panel leading to:

**LOUNGE**

11'6" x 11'8" (3.52m x 3.57m)

Radiator, two alcoves and a upvc double glazed window overlooking the front garden and aspect. LVT flooring and open access to:

**OPEN PLAN DINING AREA/KITCHEN**

**DINING AREA**

12'8" x 9'7" (3.88m x 2.93m)

Stairs to the first floor, a radiator and a storage cupboard housing an Electra Fiamma electric combi boiler plus storage. LVT flooring and opening into:

**KITCHEN AREA**

14'4" x 8'10" (4.38m x 2.71m)

Belling integrated fan oven and grill, integrated microwave and a built-in Neff electric hob. Range of base level storage cupboards and drawers with straight edge work surfaces and two wooden shelves. Composite sink and drainer, upvc double glazed window overlooking the rear patio and garden plus a upvc clear glazed door leading to the rear patio and garden. LVT flooring, a Velux skylight and a door leading to:

**SHOWER ROOM**

4'2" x 7'9" (1.29m x 2.38m)

Low level wc and a wash hand basin in vanity unit with a tiled splash back and a mirrored medicine cabinet above. Wall mounted towel radiator, fully tiled double shower cubicle with an electric shower. Extractor fan, high level upvc obscure glazed window to the rear aspect and LVT flooring.

**FIRST FLOOR**

**LANDING**

Upvc double glazed window to the side aspect.

**BEDROOM 1**

13'5" x 12'5" (4.11m x 3.80m)

A good sized light and airy room with a upvc double glazed window overlooking the front garden and aspect with views over the local park and beyond. Three double and one single built-in wardrobe fitted across one wall. Radiator and a loft access hatch.

**BEDROOM 2**

11'7" x 9'6" (3.55m x 2.90m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator and a fireplace.

**OUTSIDE**

To the front a gravel driveway provides parking for two vehicles. There is a dividing raised border behind which is further gravel, a storage box and an electric car charging point. A path also leads up to the front door. Immediately to the rear is a small paved patio area with steps up to a garden which is mainly laid to lawn. There is a useful shed to the rear on a border of slate, mature bushes and shrubs, a twin power socket and an outside tap.

**DIRECTIONS**

From our office in Redruth take the main road towards Falmouth, through South Downs and over the brow of Lanner Hill. Take the first turning left into Pennance Road and follow this all the way through to the village of Carharrack, Turn right by the church into Higher Albion Row and then into Albion Row where the property will be found on the left hand side opposite the play park.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: B.

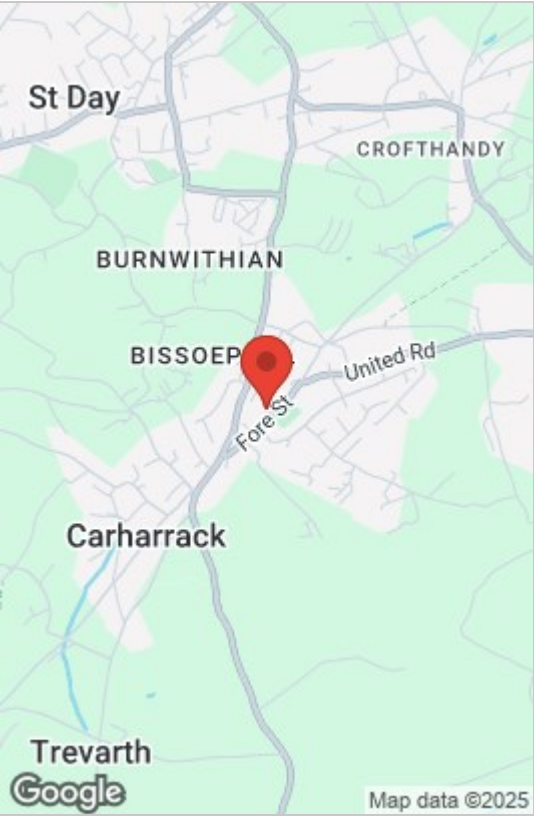
**SERVICES**

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

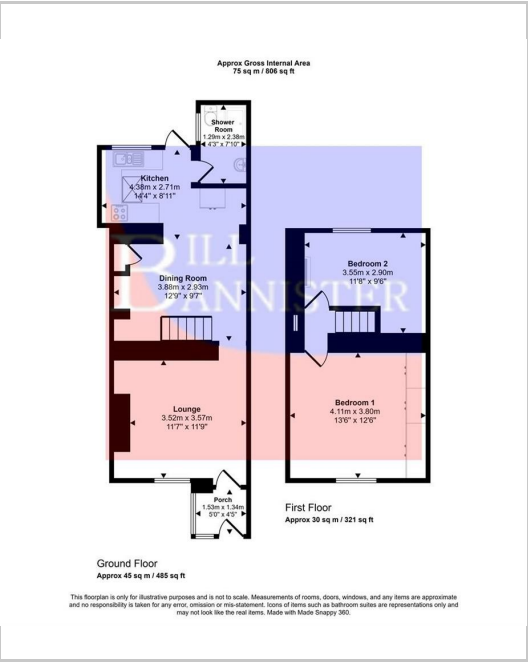
Broadband highest available download speeds - Standard 12 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three None, O2 Likely, Vodafone Limited (sourced from Ofcom).

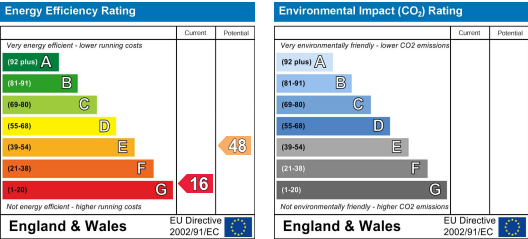
Area Map



Floor Plans



Energy Efficiency Graph



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