



Trinity Close
Carmenellis
Redruth
TR16 6PJ

Asking Price £170,000

- SPACIOUS THREE DOUBLE BEDROOM FAMILY HOME
- CASH PURCHASE ONLY
- SEPARATE LIVING ROOM, KITCHEN AND DINING ROOM
- UTILITY SPACE
- BACK GARDEN BACKING ONTO OPEN FIELDS
- PRIVATE DRIVEWAY
- RURAL VIEWS TO FRONT AND REAR
- POPULAR RURAL LOCATION
- OFF ROAD PARKING FOR TWO VEHICLES
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 1034.00 sq ft



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DESCRIPTION

A remarkably spacious three bedroom family home with a charming back garden backing onto open fields. this property enjoys a wonderful open countryside outlook to front and back., and benefits from driveway parking for two vehicles. internally there's an entrance porch, Living room, Dining room, Kitchen along with rear Utility space, along with three bedrooms and family bathroom to the first floor. It should be noted that this is a traditional Cornish unit and therefore unsuitable for standard high street mortgage lending purposes.

ACCOMMODATION IN DETAIL

All dimensions are approximate and measured by LiDAR.

LOCATION

Situated in the heart of rural Cornwall, Carnmenellis is a highly sought-after village location offering a peaceful countryside setting while remaining conveniently close to the towns of Falmouth, Helston, Redruth and Truro. Surrounded by rolling farmland and scenic walks, the area is ideal for buyers seeking a quieter lifestyle with excellent access to both the north and south coasts. The village benefits from nearby primary schooling, local amenities and easy transport links, making it particularly appealing to families, professionals and retirees alike. Combining character, tranquillity and accessibility,

ENTRANCE

UPVC double glazed obscured door opening into:

ENTRANCE PORCH

UPVC double glazed window to front. Door opening into;

ENTRANCE HALL

A generous entrance hall with doors opening into Living room and Kitchen and stairs ascending to first floor. Understairs office space. Radiator.

LIVING ROOM

A generous room with UPVC double glazed picture window to front elevation. Open fireplace with stone surround. Very generous UPVC double glazed picture window to front elevation allowing for plenty of natural light. Radiator. Dado rail.

KITCHEN

Another spacious room which has been refitted in recent years, Ceramic tile effect laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with work surfaces over. Space for oven. Space and plumbing for washing machine. One bowl sink unit with drainer board and mixer taps over. Two cupboard doors opening to a handy storage cupboard and larder respectively. Two sash windows out to Utility area and timber glazed door leading into Utility area.

DINING ROOM

Another well proportioned room, accessed off the Kitchen. UPVC double glazed windows overlooking the rear gardens

UTILITY AREA

A useful room outside of the Kitchen with space and plumbing for washing machine and tumble dryer. Space for Chest Freezer. Door opening into rear garden.

FIRST FLOOR

Stairs ascend to a landing with access to all bedroom and family bathroom. Loft access.

BEDROOM ONE

A really generous principle bedroom which is almost 20' in length. Two UPVC double glazed windows to front elevation, enjoying uninterrupted rural views.

BEDROOM TWO

Double bedroom with UPVC double glazed window to rear elevation enjoying a lovely rural aspect. Radiator.

BEDROOM THREE

Another double Bedroom with UPVC double glazed window to rear elevation again enjoying pleasant rural views. Radiator.

FAMILY BATHROOM

Panelled bath with electric shower over. Pedestal wash hand basin. W.C. Tiled to three walls. UPVC double glazed obscured window to rear elevation. Radiator.

OUTSIDE

To the front of the property there's a driveway with parking for two vehicles. To the side of the property there's a walkway accessing the rear garden.

DIRECTIONS

From our offices in Camborne, proceed along Treloarrrren street, turning right at the 'T' junction, on to Wesley Street. Proceed to the roundabout, and take the first exit into Trevu Road. Follow this road all of the way through the villages of Beacon and Troon, following the road to a 'T' junction on to the B3280. turn left, and follow this road for approximately 600 Yards, before turning sharp right onto the B3297. Follow this road for another 600 yards, before turning left signposted for Carnmenellis. Follow this road for approximately a mile and a half, which will lead you into the village of Carnmenellis. Once travelling through the Village, take the first left hand turning into Trinity Close, and the property will be identified by our for sale board.



AGENTS NOTE

It should be noted that this is a traditional Cornish unit and therefore unsuitable for standard high street mortgage lending purposes.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: A

EPC rating: No Certificate

The building

Mid-terrace house, non-standard construction (Concrete)

3 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Oil central heating

Heating features: Open fire

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 ok, Vodafone good, Three good, EE ok

Parking: Off Street and Communal

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL18616):

- The property is subject to restrictive covenants contained in a 1985 Transfer document. These are legal promises that limit what can be done with the land, such as restrictions on building or changing the use of the property.

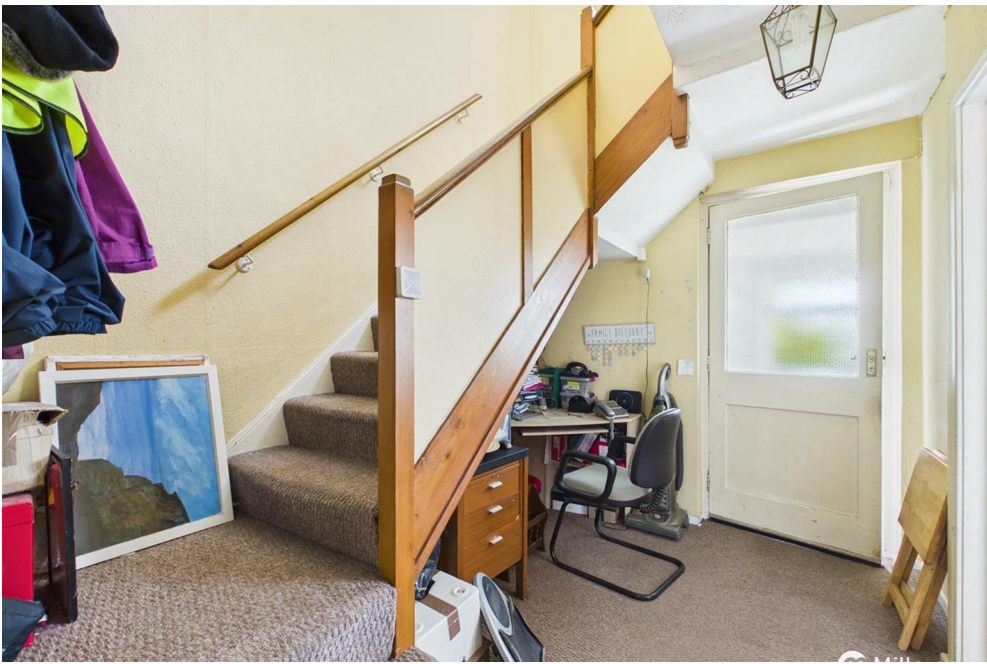
- There is a legal provision regarding light and air. This generally means the owner cannot build anything that would block the natural light or airflow to a neighbouring property.

- The current owner has made a legal promise (a 'covenant') to follow the rules set out in the 1985 document and to take responsibility for any issues arising from them.

Non-coal mining area: yes

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Trinity Close, Carnmenellis, Redruth, TR16 6PJ

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1



Approximate total area

95.8 m²
1034 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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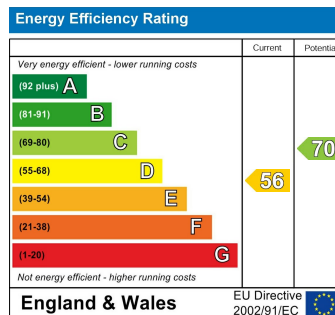
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