Tresithney Road
Carharrack
Redruth
TR16 5QZ

Offers In Excess Of £280,000

- IMMACULATELY PRESENTED 2 DOUBLE BEDROOM BUNGALOW
- MASTER WITH EN-SUITE W.C.
- SUPERB PRIVATE SHELTERED AND SUNNY REAR GARDEN
- DRIVEWAY PARKING FOR FOUR VEHICLES
- INTEGRAL GARAGE WITH POTENTIAL FOR CONVERSION
- MODERN FOUR PIECE BATHROOM
- IMPRESSIVE MODERN KITCHEN/DINING ROOM
- MUCH IMPROVED THROUGHOUT BY CURRENT VENDORS
- SUN FILLED LIVING ROOM
- SCAN QR CODE FOR MATERIAL INFORMATION

Millerson
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Tenure - Freehold

Council Tax Band - B

Floor Area - 936.47 sq ft

2

1

1

E39

DESCRIPTION
An extremely well presented two double Bedroom bungalow near the head of a sought after Cul-De-Sac in the popular village of Carharrack. the property has been painstakingly improved by the present vendors of the years and now offers immaculately presented accommodation to include Entrance Porch, Living room, Kitchen/Dining room, two Double Bedrooms, including one with an En-Suite W.C, a four piece family Bathroom, and an incredibly useful partially converted integral garage which can be utilised in numerous ways. there's a rear Porch which doubles up as a Utility room with plumbing in place. Externally the property benefits from a generous driveway providing parking for up to four vehicles, and to the rear there's a delightful, enclosed and sunny, low maintenance rear garden. All in all a lovely home ready to move straight into!

LOCATION
Carharrack is a charming and well-established Cornish village, situated approximately two miles east of Redruth and surrounded by beautiful rolling countryside. Steeped in Cornwall's rich mining heritage, the village retains plenty of traditional character while offering a peaceful and welcoming community atmosphere. The village provides a range of everyday amenities, including a local convenience store, village hall, social club, children's playground and takeaway.

ACCOMMODATION IN DETAIL
(All dimensions are approximate and measured by LiDAR)

ENTRANCE
UPVC double glazed door opening into:

ENTRANCE PORCH
A delightful entry point into the home, with UPVC double glazed windows to front and side.. Plenty of space for cloaks hanging space and shoes etc. Timber glazed obscured door opening into:

ENTRANCE HALL
An 'L' shaped hallways with doors leading to Living room, Kitchen/Dining room, Both bedrooms and Family Bathroom. Airing cupboard with Wooden slatted shelving and wall mounted Worcester Combination boiler. Radiator.

LIVING ROOM
Another beautifully presented and spacious room. UPVC double glazed picture window to front elevation. Built in shelving unit. Radiator.

KITCHEN/DINING ROOM
A lovely light filled room with plenty of space for Kitchen and dining areas. Oak effect herringbone flooring. A range of floor standing and wall mounted cupboard and drawer units with Oak effect work surfaces over. One and a half bowl composite sink unit with drainer board and mixer tap over. Inset gas hob with extractor fan over. integrated Oven. Space and plumbing for washing machine, UPVC double glazed door opening into rear porch. Almost floor to ceiling larder cupboard. Plenty of space for dining table and chairs. Countertop space for Fridge/Freezer.

BEDROOM ONE
Currently arranged as an office and home Gym, this excellent double bedroom has UPVC double glazed window to rear elevation and also benefits from an En-Suite W.C. Radiator.

EN-SUITE W.C.
Low level W.C. Inset wash hand basin with cupboard unit beneath. UPVC double glazed obscured window to rear elevation. Vinyl flooring.

BEDROOM TWO
Currently utilised as the main bedroom with a large double wardrobe with mirrored doors, a superb double room with UPVC double glazed picture window to front elevation, allowing for an abundance of natural light. Radiator.

BATHROOM
A superb four piece family bathroom which has been extended in recent years to allow space for full size bath and separate shower. Vinyl flooring. Generous shower cubicle with electric shower over. Panelled bath with mixer tap over. Pedestal wash hand basin. Low level W.C. UPVC double glazed obscured window to rear elevation. Part tiled to four walls.

REAR PORCH
A very useful room to the rear of the property which doubles as utility space. Space for tumble dryer. UPVC double glazed window to rear elevation. UPVC double glazed door leading out into the back garden.

INTEGRAL GARAGE
A really useful space which could be suitable for conversion to bedroom space subject to any necessary consents required. Currently utilised as extra storage and utility space. Up and over garage door. Space for Fridge/Freezer. A range of cupboards and drawers. Workbench. Power and light. Loft Hatch with pull down ladder.

OUTSIDE

TO THE FRONT
A very generous driveway provides parking for four vehicles and gives access directly into the garage. the driveway is flanked by a range of shrubs and plants, creating privacy at the front of the house. there's a pathway to the side of the property leading to the rear garden,

TO THE REAR
The rear garden feels like a real sanctuary - a Cornish dry stone wall with

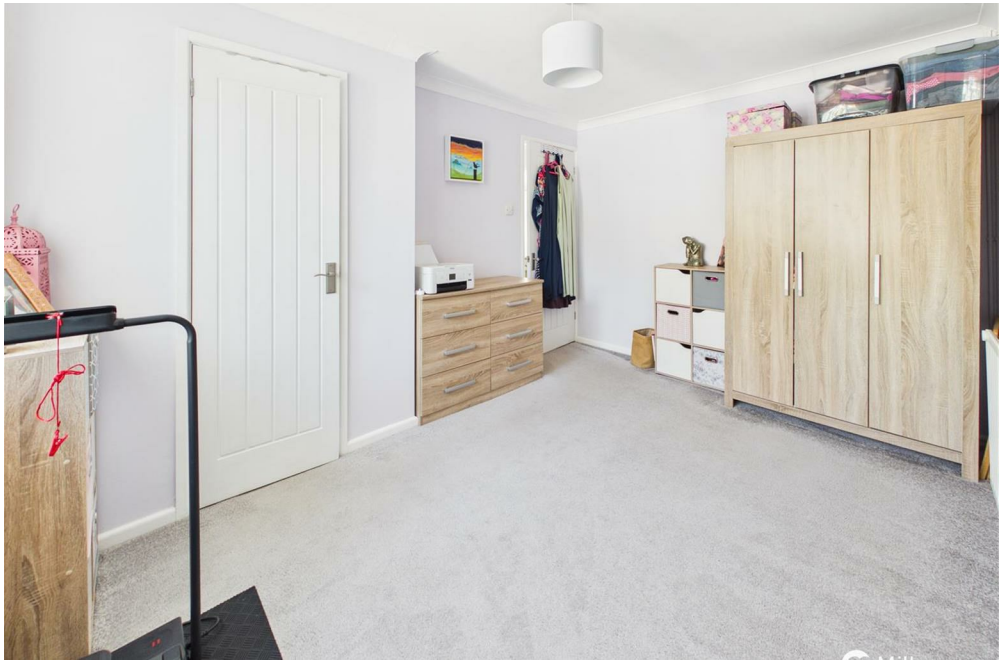
fencing above to the rear of the garden provides a high degree of privacy, whilst the orientation of the garden ensures plenty of sun throughout the day, meaning sunshine, shelter and privacy are hallmarks of this space. The garden is of low maintenance design with an artificial lawn being bordered by a range of plants shrubs and trees. A pergola with a perspex roof provides shelter from the rain. There's also a lovely potting shed, and a useful pent shed for outdoor storage.

DIRECTIONS

From Redruth Railway Station, proceed up the hill into Higher Fore Street and at the junction, bear left heading towards Mount Ambrose. At the mini roundabout, carry straight across dropping down into Mount Ambrose and at the next roundabout, take the second exit heading towards Scorrier. At the next roundabout , take the second exit and after passing the 'Fox & Hounds' Pubic House on the left hand side, at a crossroads, turn right. Follow along this road and on entering the village of Carharrack, drive through North Hill and after passing the entrance to Park Stenak on your right, take the next turning hard left into Fore Street and then take the second left into Sparry Lane. Turn right again and then Tresithney Road will be found on the left-hand side where the property will be found on the left hand side close the the end of the road.

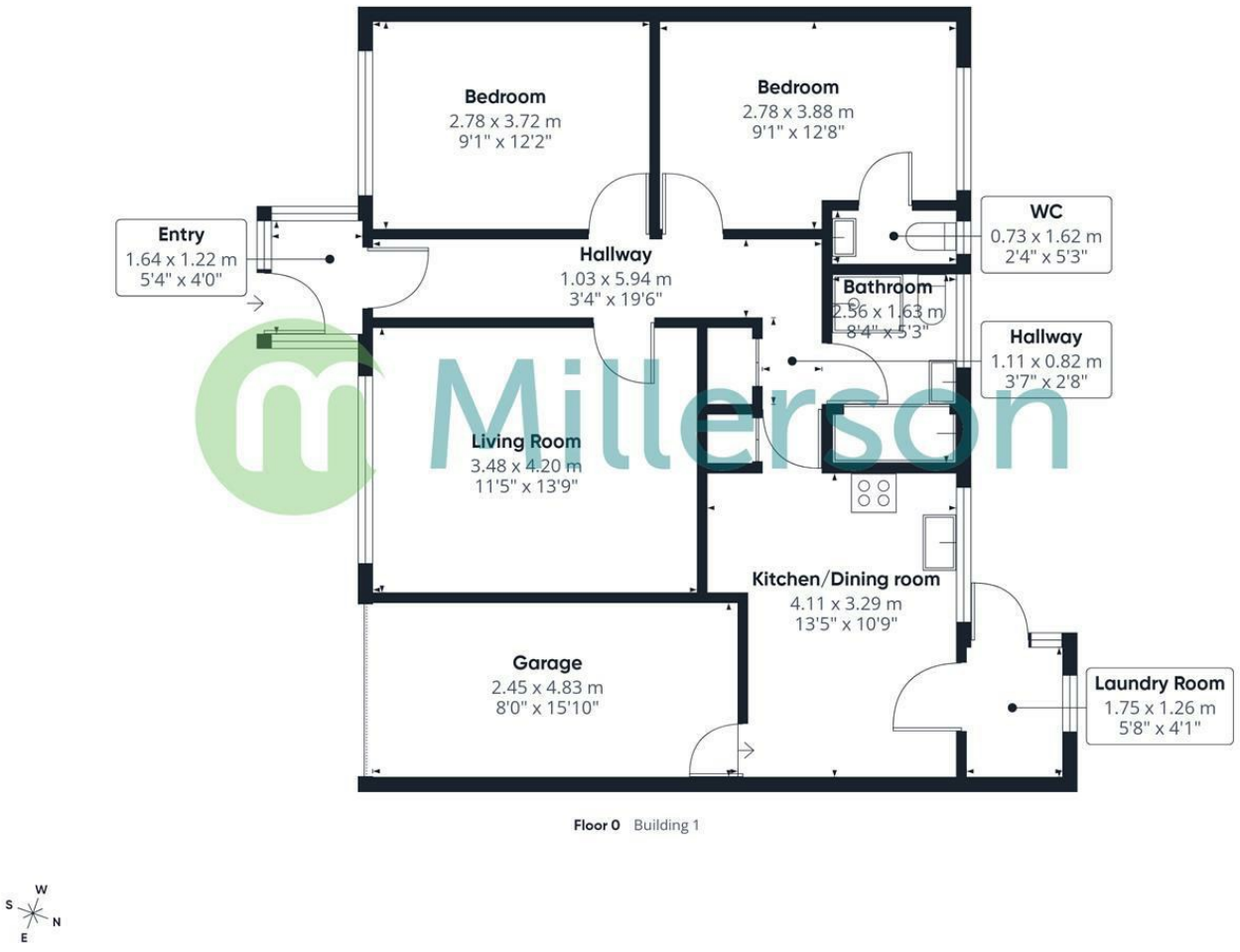
MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: E
The building
Semi-detached bungalow, standard construction
2 bedrooms, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
LPG central heating
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)



Tresithney Road, Carharrack, Redruth, TR16 5QZ

Mobile coverage: O2 good, Vodafone good, Three poor, EE good
Parking: Driveway
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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.



Approximate total area(1)

78.4 m²

844 ft²

(1) Excluding balconies and terraces

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

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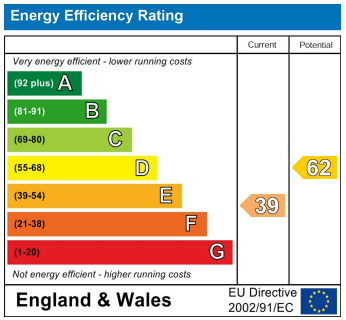

Needing To Sell?

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

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