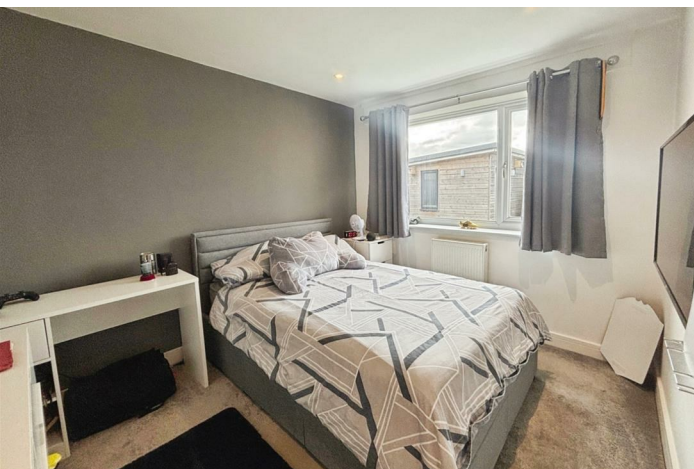
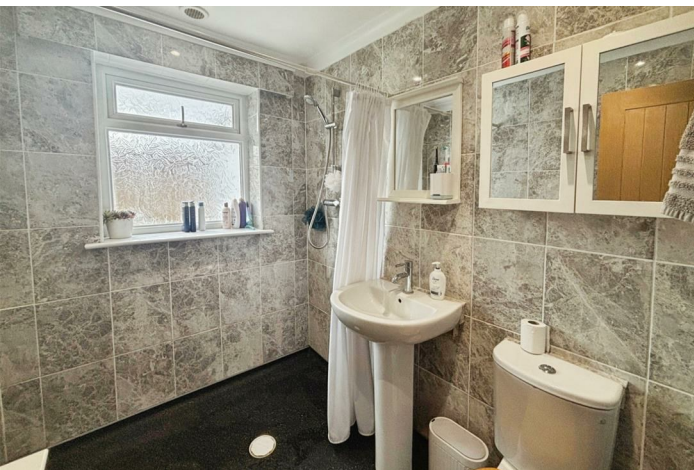


24 United Road
Carharrack, TR16 5QY







24 United Road Carharrack, TR16 5QY

Nestled in a popular village location, this well presented three bedroom detached bungalow offers comfortable and versatile living within easy reach of the A30 and Truro. The property features a welcoming entrance hall leading to a utility room plus a handy integral door into the garage. Spacious lounge/dining room, perfect for relaxing or entertaining. The kitchen is well appointed and has access to the back garden. There are three bedrooms and a wet room. Outside, the property enjoys a lawned front garden with driveway parking and access to the garage. The rear garden is mainly laid to lawn with a patio area, ideal for outdoor dining and enjoying the sunshine. A real bonus is the insulated garden room, offering flexible use as a home office, gym, or additional storage space. Perfect for families, retirees, or professionals alike.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price - £315,000

Location

Carharrack is a village located mid Cornwall, growing in popularity and for good reason. The village enjoys a well stocked convenience store and a strong community. A super central location from which can be accessed stunning beaches on both the North and the South Coasts as well as the nearby mining trails perfect for walking and cycling. The A30 is also within easy reach as well as a selection of major towns such as Truro, Redruth, Camborne, Falmouth and Helston. There is a village church and Methodist Chapel , A Chinese takeaway village hall and popular sports and social club with associated football ground. There are a number of mining trails that cross the village and make splendid cycle ways or dog walking , spanning from Devoran to Portreath.

Accommodation

Entrance Hallway
Utility Room

Lounge/Dining Room

Kitchen

Wet Room

Bedroom One

Bedroom Two

Bedroom Three

Garage

With power and light connected.

Parking

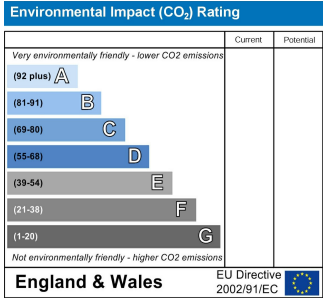
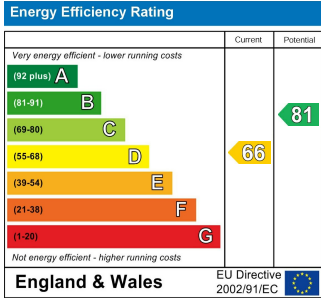
On the drive at the front of the property.

Outside

Lawned garden at the front whilst to the rear is a further lawned garden with patio seating area. The insulated garden room is perfect for a home gym or additional storage.

Council Tax Band- C





Services

Mains water, electricity and drainage. Oil heating. Underfloor electric heating the utility.

What3Words

///exulted.crossings.blush

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

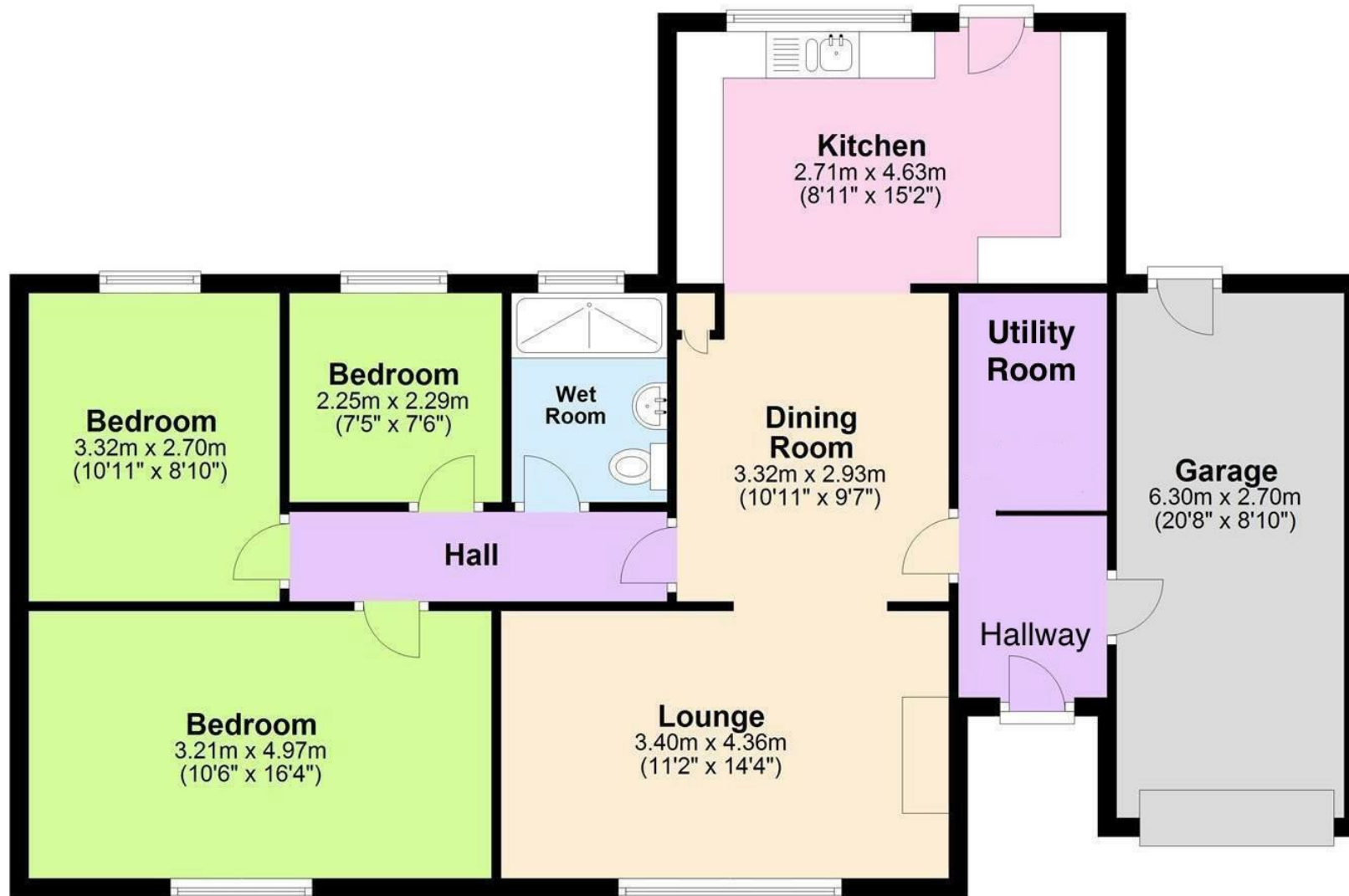
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



Ground Floor

Approx. 96.8 sq. metres (1042.3 sq. feet)



Total area: approx. 96.8 sq. metres (1042.3 sq. feet)

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

