

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



Glen Isla, Little Carharrack

Carharrack, Redruth, TR16 5RS

£345,000



Offered for sale with no onward chain, this detached bungalow is situated a quiet village location and sits in lovely very generous and well stocked gardens. The property would now benefit from some updating and offers two bedrooms, a lounge, kitchen/diner and a shower room. Externally, in addition to the gardens there is gated parking for several vehicles and a garage plus some useful outbuildings.



Little Carharrack is a favoured location on the outskirts of Carharrack village and the property is tucked away with only a few other properties, yet access is given to facilities. The property is sold with no onward chain and is now ready for you to modernise to your own requirements. It has a front porch and a hallway, a lounge, a kitchen/diner, two bedrooms and a shower room. The property has an oil fired heating system and this is complemented by double glazing. Externally an important feature is the large garden to the rear stretching to approximately 130' in length and being well enclosed. It has a substantial hobbies room, several greenhouses and an elderly summerhouse. For those interesting in gardening there surely has to be much possibility here. To the front there is parking for several vehicles in addition to the garage. Carharrack village offers a convenience store, a Chinese take-away and bus services. Further facilities are available in nearby St Day village.

ENTRANCE PORCH/SUN AREA

4'6" x 6'5" (1.39m x 1.96m)

HALLWAY

LOUNGE

10'9" x 18'0" (3.29m x 5.49m)

A tiled fireplace with an inset oil fired stove with a back boiler supplying radiators and the hot water. Coal effect electric fire and a radiator.

INNER HALL

With loft access and a shelved cupboard.

KITCHEN/DINER

10'10" x 14'11" (3.31m x 4.56m)

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath plus space for white goods. Complementary eye level cupboards and an airing cupboard housing a hot water cylinder. Radiator.

BEDROOM 1

10'7" x 14'4" (3.24m x 4.39m)

With a radiator.

BEDROOM 2

10'6" x 8'9" (3.22m x 2.67m)

With a radiator.

SHOWER ROOM

7'6" x 5'4" (2.31m x 1.63m)

Shower cubicle with an electric shower and a wipe-clean surround. Wash hand basin and a low level wc. Quite extensive wall tiling and a radiator.

OUTSIDE

To the front there is a gravel hard standing for perhaps three vehicles with turning facilities. There are enclosed gardens with double gates. As previously mentioned, the rear garden is generous in size being approximately 130' in length. There is a HOBBIES ROOM 5.00m x 2.25m (16'4 x 7'4) approximately with power connected. There are two GREENHOUSES each approximately 8' x 6' (2.44 x 1.83m) and a dilapidated SUMMERHOUSE 8' x 6' (2.44m x 1.83m) approximately. The gardens are very well enclosed with a range of shrubs and plants to include a Banana Tree.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth through the village of Lanner at the bottom by the Coppice Inn turn left towards Carharrack. Follow this road to the T junction, turn left into the main street and then turn left again just before the shops into Chapel Terrace. Follow this road into Little Carharrack bearing right and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

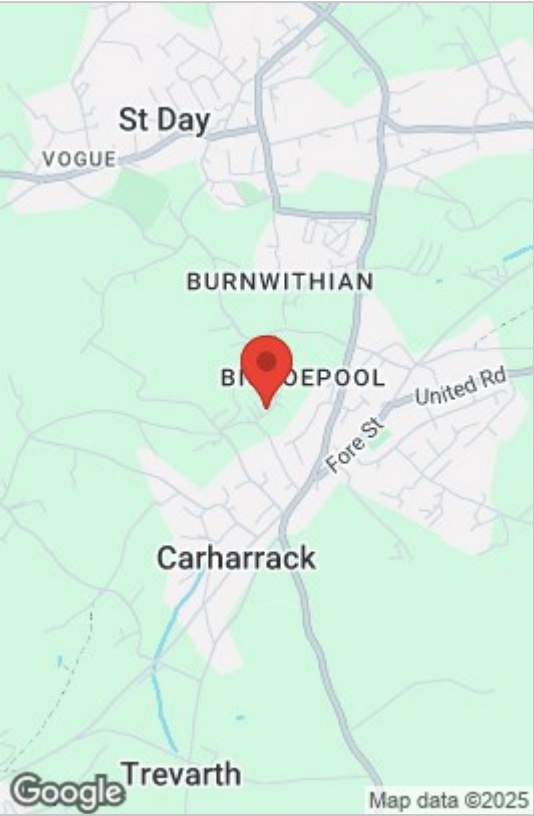
Mains drainage, mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 15 Mbps, Superfast 41 Mbps (sourced from Ofcom).

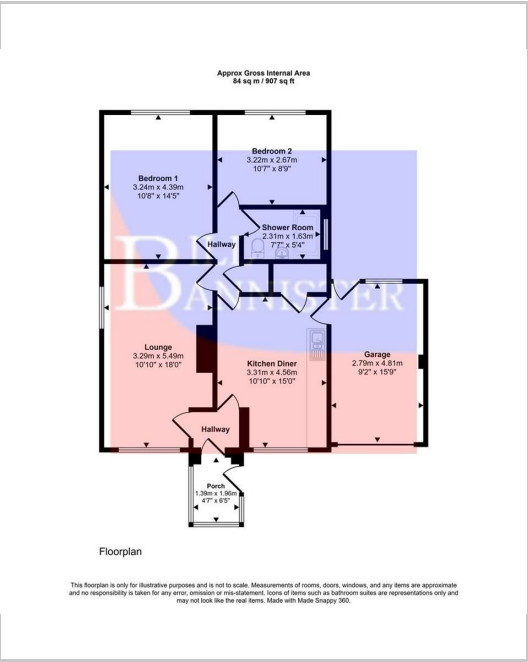
Mobile signal -

EE - Variable outdoor only, Three - Variable outdoor only, O2 - Good outdoor & indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

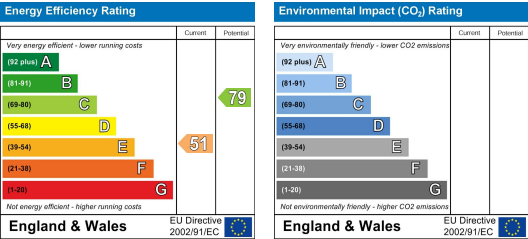
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.