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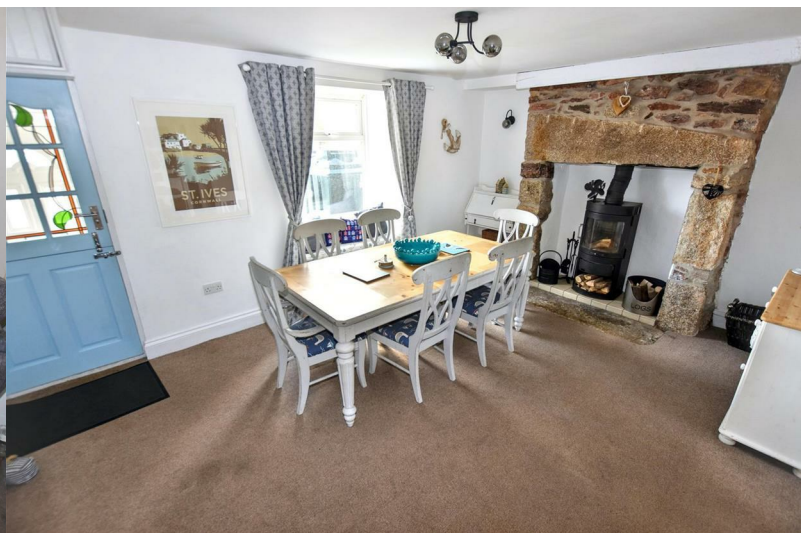
Sales & Lettings



7 Railway Terrace

Carharrack, Redruth, TR16 5RL

Guide Price £295,000



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This double fronted traditional cottage home has been carefully updated and offers well presented accommodation combined with modern facilities. Having entered through the porch, there is a lovely generously proportioned dining room that focuses on a wood burning stove and there are stairs to the first floor. There is a second sitting room with a cast fireplace and a wood surround. The custom made kitchen has plenty of base and wall units to include substantial saucepan drawers, a tall cupboard and the option to purchase white goods if so required. The dining area has patio doors leading to the rear. The first floor has three bedrooms with an open aspect, one of which has a useful built-in cupboard. A ground floor shower room is provided with a double shower tray, plenty of tiling, an extractor fan and a ladder radiator. Character features include traditional pine doors and latches to the bedrooms. The property is double glazed and has oil fired heating together with a log burner in the dining room and the fireplace in the lounge. Externally there is the bonus of parking facilities for several vehicles to the front. The rear garden is very well enclosed and has a lovely raised slate patio taking full advantage of the sunshine. Beyond this is a lawned area and a most substantial timber workshop/hobbies room with power connected. In our opinion this is a considerable asset to the property. Carharrack village is a popular area with a convenience store, a Chinese take-away and bus services to Truro and Redruth. The village of St Day offers a primary school and a doctor's surgery. Offered with no onward chain, it has the following accommodation:

ENTRANCE PORCH

Tiled floor and a stable door to:

DINING ROOM

17'1" x 11'11" (5.22m x 3.64m)

Focal point granite fire surround with an inset wood burning stove and a hearth. Window seat and two alcoves with lighting. Traditional turning stairs to the first floor with an understairs cupboard. Radiator.

LOUNGE

12'8" x 12'1" (3.87m x 3.70m)

Focusing on a functional cast fire surround with a wood mantel and sides. Alcoves with lighting and a radiator. Window to the front elevation.

KITCHEN/BREAKFAST ROOM

21'10" x 7'5" (6.66m x 2.27m)

This room has been completely renovated having ample working surfaces with an inset single drainer sink unit and a flexible mixer tap. Plenty of space for white goods, a tall cupboard and several well laid out saucepan and crockery drawers. There are complementary eye level cupboards, a cooker hood and a splash back. As previously mentioned, white goods are available by separate negotiation if required. A breakfast bar is provided by the side of the double French doors to the rear. Grant floor mounted oil combi boiler and a traditional cast style radiator. Window with a vista over the rear garden.

SHOWER ROOM

5'6" x 7'2" (1.70m x 2.20m)

Redesigned having a fully tiled shower cubicle with a glass screen, a rainfall shower head and a mains shower. Pedestal wash hand basin and a low level wc. Heated towel rail and an extractor fan. Obscure glazed window to the rear elevation. Spot lighting.

FIRST FLOOR

BEDROOM 1
10'1" x 12'6" (3.09m x 3.83m)

Radiator.

BEDROOM 2
9'10" x 12'7" (3.01m x 3.85m)

Built-in cupboard with shelving and a radiator.

BEDROOM 3
7'10" x 9'1" (2.39m x 2.78m)

Loft access and a radiator.

Please note, all three bedrooms have an aspect to the front elevation and have pine doors.

LANDING

A balustrade and a window overlooking the rear garden.

OUTSIDE

To the front a hard standing provides parking for several vehicles, surrounded by lawned areas and borders with access to the front door. The rear garden is particularly pleasant having a sunny aspect being well enclosed. There is a paved area to the rear leading to a lawned garden with a slate patio. One important feature is a **SUBSTANTIAL TIMBER SHED 4.69m x 2.89m (15'5 x 9'6)** with power connected, several windows and a

double external power point. This room is ideal for perhaps a work from office or a hobbies room.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth into the village of Lanner. At the crossroads by the Coppice Inn turn left and follow this road all the way to the village of Carharrack. Turn left into the main street passing the shop on the left and into Railway Terrace where 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, oil heating.

Broadband highest available download speeds - Standard 14 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



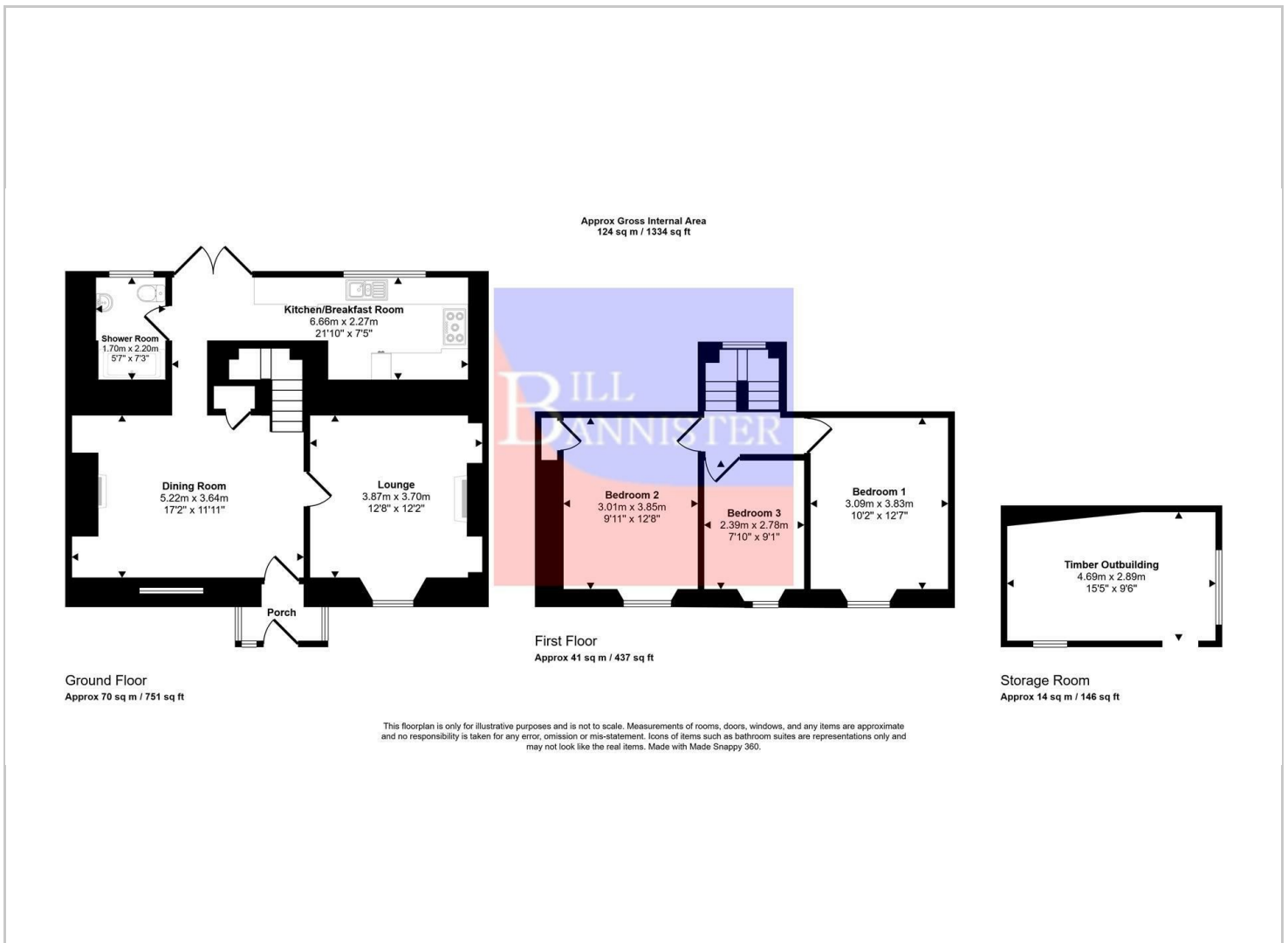
Hybrid Map



Terrain Map



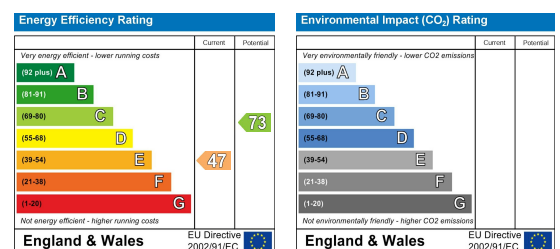
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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