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BILL BANNISTER
Sales & Lettings

6 Higher Park Stenak

Carharrack, Redruth, TR16 5SX

£259,950

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Offered for sale with no onward chain, this modern garage linked detached bungalow benefits from well proportioned family living accommodation. There are three bedrooms, a lounge, a fitted kitchen/diner, a shower room and a front porch. The property is double glazed and this is complemented by electric heating. Externally there is a garage, parking for several vehicles and a well enclosed rear garden with a decking area and mature plants and shrubs.

Tucked away near the end of a cul-de-sac on this popular residential development, this garage linked detached bungalow is offered with the benefit of no onward chain. It has a lounge that could also be used as a dining area to one end and the kitchen itself also has room for a dining table. There is a front porch/sitting area and a small hallway. Three bedrooms are provided together with a shower room and an inner hallway with a Drimaster air circulation system. The bungalow is double glazed and there are modern electric panel heaters. The lounge has a focal point fire surround (not functional). Externally a driveway provides parking facilities and a side gate leads through a covered area to an enclosed rear garden and decking area. Carharrack village offers bus services to Redruth and Truro, a convenience store, a Chinese take-away and a social club.

ENTRANCE PORCH
4'10" x 4'0" (1.48m x 1.23m)
Triple aspect room constructed of upvc and having enough room for a single sitting out area if required.

SMALL HALLWAY
With access to:

LOUNGE
10'8" x 16'9" (3.26m x 5.13m)
Laminate flooring, a focal point fire surround and an electric panel heater.

KITCHEN/DINER
8'10" x 16'11" (2.71m x 5.17m)
Single drainer stainless steel sink and an array of working surfaces having cupboards and drawers beneath plus splash backs. Complementary eye level cupboards and two built-in full height cupboards, one being shelved and one housing an electric water heater. Electric oven and hob with a hood above plus further space for white goods. Side external door.

BEDROOM 1
10'7" x 10'4" (3.24m x 3.16m)
With an electric panel heater.

BEDROOM 2
10'9" x 8'5" (3.28m x 2.59m)
With an electric panel heater.

BEDROOM 3
7'7" x 7'6" (2.32m x 2.30m)
With an electric panel heater.

SHOWER ROOM
7'9" x 5'6" (2.37m x 1.70m)
Double shower cubicle with a Triton electric shower. Enclosed wash hand basin and a low level wc. Shaver point, an electric heater and a two double mirrored medicine cabinets.

OUTSIDE
To the front a driveway provides parking for several vehicles and there is a tarmac area. A side gate leads to a side covered area useful for ladder storage etc. This leads to a well enclosed low maintenance rear garden with astro turf and a patio area. To the other side there is a substantial OUTBUILDING 3.66m x 1.83m (12' x 6') leading to the GARAGE 2.60m x 4.92m (8'6 x 16'2) with space for white goods and a rear pedestrian door. The garage door itself is not in use but there is a door plus a side screen.

DIRECTIONS
From our office in Redruth take the main road towards Falmouth through the village of Lanner. At the crossroads turn left by the Coppice Inn and follow this road all the way through to the village of Carharrack. Turn left at the T junction and proceed through the main street of Carharrack. Turn left into Menakarne and follow the road around to the left into Park Stenak. At the top bear left into Higher Park Stenak where the property will be found on the right hand side.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES
Mains drainage, mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 11 Mpbs, Superfast 75 Mpbs (sourced from Ofcom).

Mobile signal -
EE - Good outdoor, Three - Good outdoor, O2 - Good outdoor, Vodafone - Good outdoor (sourced from Ofcom)

Area Map

Floor Plans

Energy Efficiency Graph

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