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Sales & Lettings



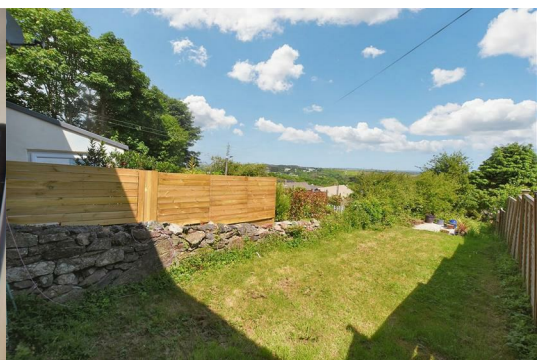
3 Hillside Road

Carharrack, Redruth, TR16 5RZ

Guide Price £235,000



Offered for sale with no onward chain, this character terraced cottage is situated in an elevated position with lovely countryside views from the front first floor elevation. There are two bedrooms, a lounge, kitchen/diner and a first floor bathroom. The property is double glazed and this is complemented by LPG heating. Externally there is a long enclosed mature front garden and the bonus of parking to the rear.



Situated on the outskirts of Carharrack village being on the slopes of Carn Marth, this terraced cottage is being offered with no onward chain. In our opinion one major feature is the long front garden and there are parking facilities to the rear. Two bedrooms are on offer with the front bedroom having a lovely view over Trevince Woods and beyond. The lounge features a granite fire surround together with an open joist ceiling . The kitchen is fitted with a range of units and there is a door to the rear. Heating is via a propane boiler and the property has double glazing. Carharrack village offers shopping facilities and bus services to Redruth and Truro.

LOUNGE

12'4" x 14'5" (3.77m x 4.40m)
Focal point granite fire surround with an inset stove. Open joist ceiling, stairs to the first floor, a radiator and wall lights. Door to the front garden.

KITCHEN

12'0" x 10'11" (3.66m x 3.35m)
Plenty of base and wall units with tiled backs, a wine rack and space for white goods. One and a half bowl sink unit with a mixer tap. Door and window to the rear garden. Spot lighting.

FIRST FLOOR

BEDROOM 1

12'5" x 9'9" (3.79m x 2.98m)
Loft access, a lovely view, a built-in cupboard and a radiator.

BEDROOM 2

7'0" x 10'9" (2.15m x 3.30m)
Built-in cupboard housing a propane boiler. Radiator.

BATHROOM

4'5" x 7'6" (1.37m x 2.30m)
Panelled bath with a tiled surround, a wc and a wash hand basin with a shelf and splash back. Some wood panelling and a radiator.

OUTSIDE

As previously mentioned there is a long front garden with mature shrubs and at the bottom there is a shared gateway. In our opinion this garden has amazing opportunities. To the rear there is a hard standing for at least one vehicle.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth. At the top of Lanner Hill bear left into Pennance Road and follow this all the way down to the village of Carharrack where Hillside Road will be found on the left hand side before reaching the main street.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and LPG gas heating.

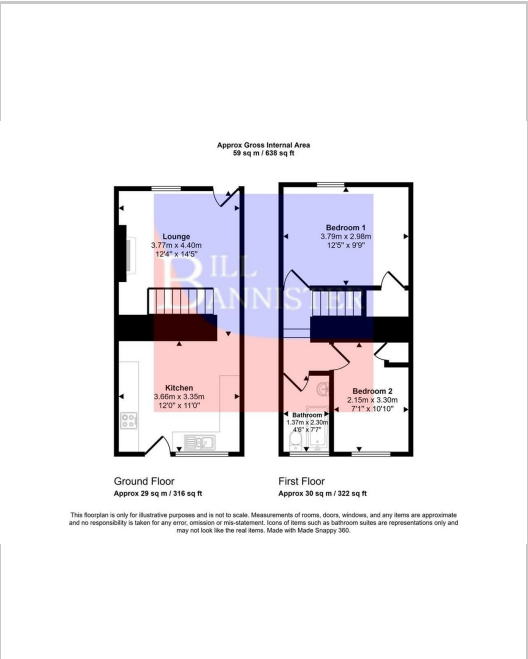
Broadband highest available download speeds - Standard 11 Mbps, Superfast 75 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three None, O2 Limited, Vodafone Limited (sourced from Ofcom).

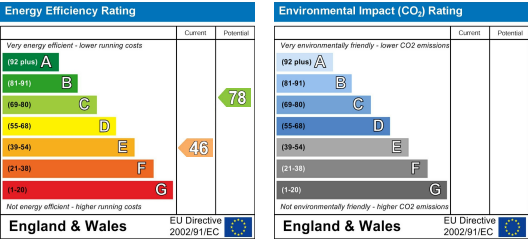
Area Map



Floor Plans



Energy Efficiency Graph



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