



## 39 Trevince Parc

Carharrack, Redruth, TR16 5QX

**Guide price £264,950**



This very well presented semi detached home offers family sized living accommodation and benefits from three bedrooms, a lounge with a gas fire, a separate dining room, a fitted kitchen, useful utility room, a ground floor bathroom and a first floor wc. The property is double glazed and this is complemented by oil fired heating. Externally there are well stocked gardens, a detached garage and driveway parking.



Situated in the popular village of Carharrack is this well presented semi detached dormer bungalow with two reception rooms. The lounge has a cosy focal point LPG gas fire and a door leading to the kitchen which provides ample storage units plus a built-in double oven and grill with a five ring gas hob. In addition to the kitchen there is a useful utility room. An archway opens into the dining area with a window overlooking the rear garden. The first floor has three bedrooms and a WC with two of the bedrooms having the benefit of built-in wardrobes. Externally the gardens wrap around to the side of the property with a raised patio area to the front, a lawn to the side and further patio areas at the rear. A gate leads from the rear garden to a driveway with off road parking for one vehicle plus a garage. The property has oil fired central heating and this is complemented by double glazing throughout.

The village of Carharrack offers a range of local amenities with a shop, Chinese takeaway and a village hall. For those that enjoy getting out in the fresh air there is a park nearby plus a range of country side walks around the village. We consider Carharrack to be a central location within approximately seven miles from Truro, eight miles from Falmouth and two miles from Redruth.

Frosted door leading to:

#### ENTRANCE PORCH

With a frosted double glazed window and a door with coloured glass leading to:

#### ENTRANCE HALLWAY

Stairs to the first floor with an under stairs storage cupboard. Radiator. Doors leading to the downstairs bathroom and lounge.

#### LOUNGE

10'11" x 17'1" (3.34m x 5.21m)

A cosy room with a focal point LPG bottled gas coal effect fire with surround and an engraved mantel. Double glazed window to the front elevation and a radiator. Door leading to:

#### KITCHEN

16'11" x 6'3" (5.17m x 1.93m)

The kitchen offers ample storage with a good range of units and drawers plus a built-in dresser, further storage having two long glass fronted cupboards and a wine rack. There is the benefit of a electric range cooker with a double fan oven and 5 ring electric hob. Cooker hood over. Integrated fridge. Integrated freezer. One and a half bowl composite sink and drainer. Tiled splash backs. Door leading to the utility and archway opening to:

#### DINING ROOM

11'4" x 7'11" (3.47m x 2.42m)

Double glazed window to the rear elevation overlooking the garden plus a further obscure glazed window looking into the utility area. Radiator.

#### UTILITY

5'6" x 7'10" (1.69m x 2.39m)

Further worktops with undercounter space and plumbing for a washing machine and tumble dryer. Two eye level cupboards and a Worcester oil combination boiler. Double glazed window. Door leading to the rear garden.

#### BATHROOM

5'6" x 6'1" (1.69m x 1.87m)

A panelled bath with an electric wall mounted Mira shower over, plus a vanity sink unit and a low level WC. Stainless steel heated towel rail. Tiled walls. Obscure double glazed window.

#### FIRST FLOOR

##### LANDING

Loft access and a double glazed window.

##### BEDROOM 1

11'9" x 9'3" (3.59m x 2.84m)

Benefiting from built-in wardrobes. Double glazed window to the front elevation and a radiator.

##### BEDROOM 2

8'3" x 10'8" (2.54m x 3.26m)

Benefiting from built-in wardrobes and overhead storage. Double glazed window to the rear elevation and a radiator.

##### BEDROOM 3

5'5" x 7'9" (1.67m x 2.38m)

Double glazed window to the rear elevation and a radiator.

#### WC

Low level WC with a wash hand basin over.

#### OUTSIDE

To the front of the property a gate leads to a raised patio area and an area laid with chippings and a path leading to the front door. A side path leads to a small lawned area with mature shrubs and hedging. At the rear there is a further patio area with a bench and a pergola plus some chippings and the oil tank. There is a further paved area with raised bedding borders filled with plants. A gate leads to the driveway with off road parking for one vehicle and a GARAGE 2.50m x 4.80m (8'2 x 15'8) with an up and over door.

#### DIRECTIONS

From our office in Redruth proceed along Penryn Street, into Falmouth Road and up to the five crossroads and traffic lights. Proceed straight on through South Downs, over the mini roundabout and as you proceed over the brow of Lanner Hill turn left into Penncorse Road. Follow this road all the way through to the village of Carharrack and at the junction turn left. Turn right by the church, pass the playing field on the right and take the next right opposite Mills Hall into United Road. Continue along and turn right into Trevince Parc where number 39 will be found immediately on the left hand corner.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

Mains drainage, mains metered water, mains electricity, oil heating, bottled gas fire.

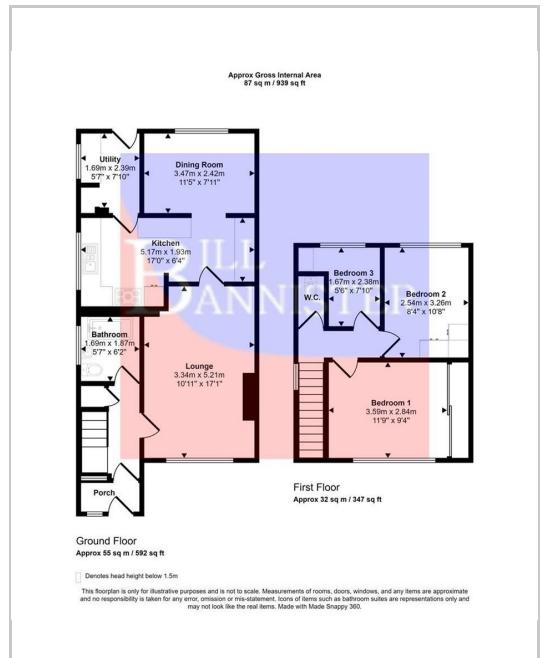
Highest available download speeds - Standard 12 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

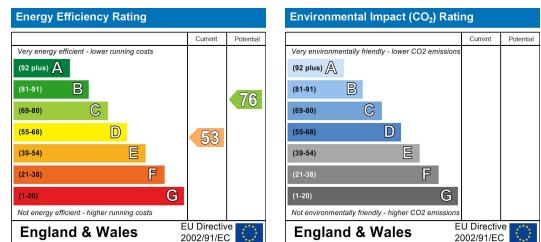
## Area Map



## Floor Plans



## Energy Efficiency Graph



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