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# BILL BANNISTER

Sales & Lettings



## 4 Trevince Parc

Carharrack, Redruth, TR16 5QX

**Guide Price £249,950**



Situated in a popular residential area, this semi detached bungalow benefits from adaptable accommodation and is offered with no onward chain. There are two bedrooms, an open plan lounge/diner with fitted appliances, a family shower room, a conservatory, a drying area and a storage area. Externally there is a garage with a useful adjoining study/workshop, driveway parking and gardens to both front and rear.



With no onward chain and situated within a quiet neighbourhood in the village of Carharrack, we are pleased to be able to offer for sale this particularly unique two bedroom bungalow and as such, an early viewing is recommended. The standout feature of this property is its interconnection in that there is natural flow linking all living areas. This bungalow also benefits from solar panels. On entry to the property, you will find yourself in the bright open plan kitchen/diner which offers a good social space and comes well equipped in terms of storage and some integrated appliances. An internal hallway thereafter connects the lounge/living room, both bedrooms and a family shower room. From the second bedroom, one can access the main conservatory to the rear via internal patio doors which in turn leads to a drying room that connects both the very useful garage/art workshop/study and the storage area walk-through which then returns one to the kitchen/diner. Externally, the rear garden is of a manageable size with a gravelled area with a greenhouse leading to a raised decked patio. The front garden is made up of well established shrubbery, offering year round interest and a sense of privacy to the property. Furthermore, the driveway can accommodate parking for one vehicle with additional parking on the road. Carharrack is well served by local bus routes and offers amenities including a convenience store, a Chinese takeaway and other services. There is a children's park nearby and the local village hall, which we understand holds regular local events, is also within a short distance. Within a twenty minute walk or short drive, there is a neighbouring village, St. Day, which has two convenience stores, a Post Office, butchers, pharmacy and a public house. Furthermore, the location offers many local countryside walks and the village is equidistant to both Falmouth and Truro. It also has nearby coastlines and many beaches within easy reach.

Upvc front door with two obscure double glazed panels and a clear double glazed side panel leads to:

**OPEN PLAN KITCHEN/DINER**

9'6" x 8'9" + 8'5" x 8'9" (2.90m x 2.69m + 2.58m x 2.69m)

A dual aspect room with a radiator below a upvc double glazed window overlooking the front garden and aspect. Door with an obscure double glazed panel leads to a conservatory. Open access and step down into the kitchen area which is fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Stainless steel one and a half bowl sink and drainer with a tiled splash back. Hotpoint electric integrated hob with an extractor hood over and a tiled splash back. Hotpoint integrated single oven and grill. Space and plumbing for a washing machine and dishwasher plus space for further white goods. Door opening to a full height storage cupboard housing a Worcester Heatslave 1519 oil fired boiler. Further full height shelved storage cupboard adjacent. Upvc double glazed window overlooking the front garden and aspect. Smoke alarm and open access to:

**INTERNAL HALLWAY**

Loft access and a smoke alarm.

**LOUNGE**

9'8" x 14'8" (2.97m x 4.49m)

A radiator below a upvc double glazed window overlooking the front garden and aspect. Electric fire set in a fireplace with a wood surround (not connected).

**FAMILY SHOWER ROOM**

6'8" x 5'2" (2.04m x 1.60m)

Low level wc and a built-in wash hand basin with a tiled splash back and a light-up mirror above. Fully tiled walls and a thermostatic shower in a double shower enclosure with sliding glass doors. Wall mounted towel radiator and a mirrored medicine cabinet.

**BEDROOM 1**

9'6" x 10'11" (2.92m x 3.33m)

Upvc double glazed window overlooking the rear garden, decking and aspect with a radiator below.

**BEDROOM 2**

9'8" x 9'0" (2.96m x 2.75m)

With a sliding concertina door, a radiator and half clear casement glazed patio doors with a clear glazed side panel opening to:

**CONSERVATORY**

13'6" x 7'10" (4.12m x 2.39m)

With triple aspect upvc double glazed windows and an adjoining upvc door with clear double glazed panels.

**DRYING AREA**

5'4" x 12'5" (1.63m x 3.81m)

Upvc door with clear glazed panels leading to the rear garden with a clear double glazed side panel. Upvc door with obscure double glazed panel opens to the rear of the garage which has been repurposed as an ART STUDIO/WORKSHOP/STUDY 3.22m x 2.01m (10'7" x 6'7") with upvc double glazed windows overlooking the rear garden and aspect. The study room also has a upvc double glazed window to the side. Door opens to:

**GARAGE**

9'3" x 13'6" (2.83m x 4.12m)

With an electric up and over door (not currently working), lighting and power.

**STORAGE AREA**

7'10" x 8'8" (2.41m x 2.66m)

Obscure double glazed side panels overlooking the drying area.

**OUTSIDE**

To the front a driveway leads down to a ramp to the front door. Beyond the ramp under a leanto canopy leads to the front of the garage. The front has a gravelled border with further borders of mature bushes, trees and shrubs. There is a raised walled planting area and a pathway down the side of the garage leads to the rear garden. The remainder of the front garden is gravelled and slightly raised with borders of mature bushes, trees and shrubs and a pathway leads across the front of the property. The rear garden is fully enclosed and has a gravelled area, a greenhouse, an oil tank and a raised decking area with a border of mature shrubs, trees and bushes.

**DIRECTIONS**

From our office in Redruth take the main road towards Falmouth, through South Downs and over the mini roundabout. Proceed over the brow of Lanner Hill and take the first turning left into Pennance Road. Follow this road all the way through to the village of Carharrack and turn left into the main street. Turn right by the church and take the second right into Sparry Lane. Bear round to the left into Trevince Parc and the property will be found on the right hand side.

**AGENTS NOTE**

TENURE; Freehold.

COUNCIL TAX BAND: B.

**SERVICES**

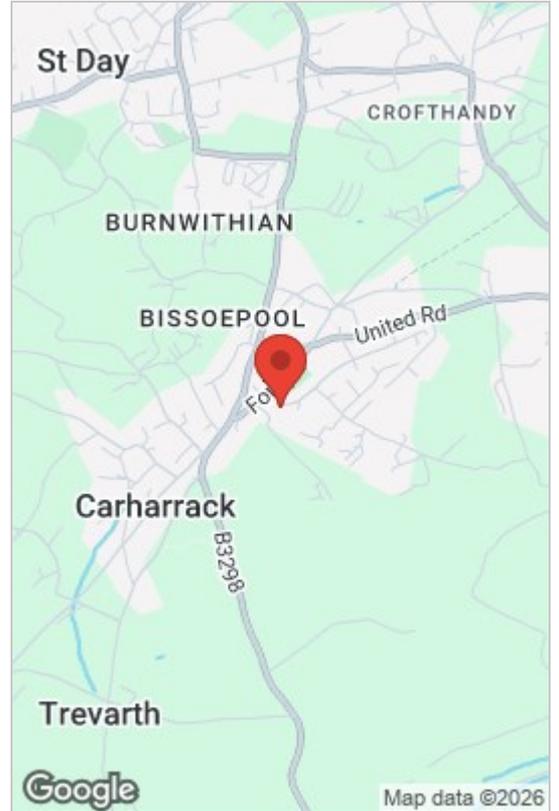
Mains drainage, mains water, mains electricity and oil heating. Leased solar panels.

Broadband highest available download speeds - Standard 12 Mbps, Superfast 79 Mbps (sourced from Ofcom).

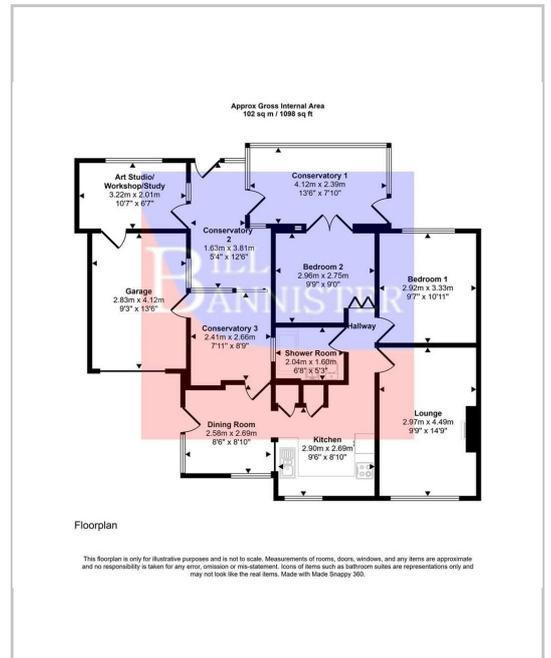
Mobile signal -

EE - Good outdoor only, Three - good outdoor only, O2 - Good outdoor only, Vodafone - Good outdoor only(sourced from Ofcom).

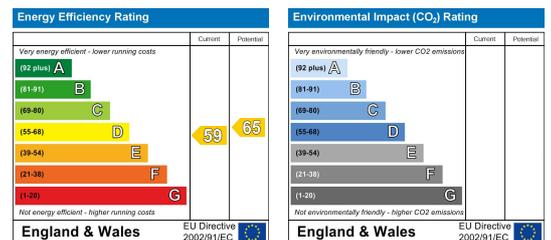
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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