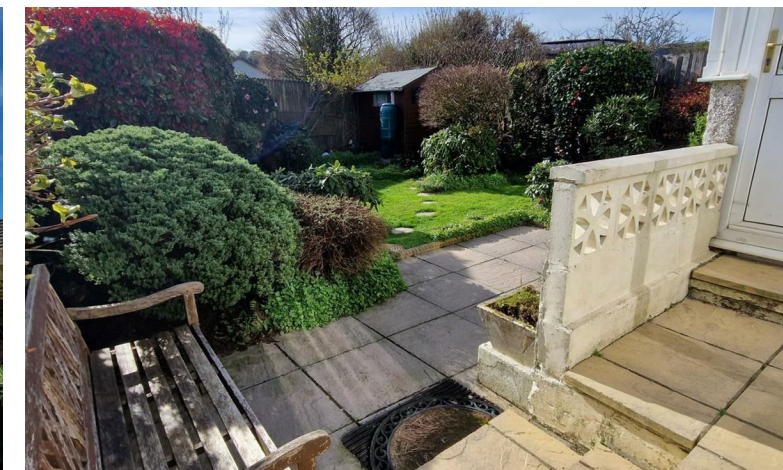


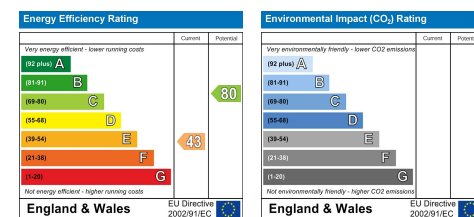
CARHARRACK, REDRUTH



KEY FEATURES

- End of terrace modern house
- 3 bedrooms
- Sitting room
- Second sitting room/poss 4th bedroom
- Integral garage
- Extended accommodation
- Bathroom
- Fitted kitchen
- Sun lounge
- Private garden

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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7 TRESITHNEY ROAD, CARHARRACK, REDRUTH, TR16 5QZ

EXTENDED END OF TERRACE MODERN HOUSE

A good size end-of-terrace house within a well established residential development. Extended from its original and with a versatile arrangement of accommodation may possibly suit someone with an elderly relative. 3 double bedrooms, bathroom, lounge, kitchen, cloakroom, second sitting room/possible 4th bedroom and sun lounge. Integral garage. Mature gardens and especially private to the rear.

IMMEDIATE POSSESSION AVAILABLE.

Freehold. EPC Band - E. Council Tax Band - B.

PRICE GUIDE £270,000

GENERAL REMARKS AND LOCATION

This property has been well cared-for over the years and is reluctantly for sale due to a need to move elsewhere to be closer to personal equestrian pursuits. The house is at the end of a short terrace of similar dwellings but occupying a larger plot which has enabled the property to be extended. Whilst affording standard 3 double bedroom accommodation on the first floor there is an extra reception and sun lounge on the ground floor and thus providing a versatile arrangement suitable for those with a growing family or possibly someone needing space for an elderly relative. Internal inspection is essential.

Carharrack is a thriving village community convenient for Truro and Redruth with a selection of local facilities for daily needs including general store and post office, public houses, church and chapel. There is a doctors surgery and primary school in nearby St. Day. The village is about 7 miles from Truro, 3 miles from Redruth and 8 miles from Falmouth. The village is just over 2 miles from the main A30 and this provides easy access throughout the county. There is a main line railway link to London (Paddington), at both Truro and Redruth and the village is also well served by a local bus.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE VESTIBULE AND HALLWAY

with stairs to the first floor. Access to CLOAKROOM with wc and wash basin. Night storage heater. Internal access to the garage.



SITTING ROOM

20' x 9'3" widening to 11'10" (6.10m x 2.82m widening to 3.61m)
Focusing to an electric fire in decorative fireplace surround, 2 storage radiators and patio doors opening to the garden.

KITCHEN

11' x 8'3" (3.35m x 2.51m)
fitted with a range of modern units including numerous base cupboards and some glass fronted wall cabinets, work surface area with sink and drainer inset and also including electric cooker and integral microwave. Recess for fridge/freezer and tiled floor. Door to REAR PORCH.

SECOND SITTING/DINING ROOM/4TH BED

19'3" x 7'2" (5.87m x 2.18m)
with electric radiator. TV point. Patio sliding doors to:

SUN LOUNGE

10' x 7'6" (3.05m x 2.29m)
with electric storage heater. Door to the garden.

FIRST FLOOR

LANDING

with Airing cupboard containing insulated cylinder and electric immersion heater. Access to loft space with extending ladder.

BEDROOM 1

12' x 10'6" (3.66m x 3.20m)
with fitted bed surround furniture comprising cupboards,



overhead storage lockers and a range of built in chest of drawers. Additionally a large mirrored double built in wardrobe with sliding doors. Night storage heater. TV point.

BEDROOM 2

11'8" x 9'9" (3.56m x 2.97m)
with fitted bed surround furniture comprising full height cupboards, side cupboards, shelving and with matching freestanding dressing table. Electric storage radiator. TV point.

BEDROOM 3

8'8" x 7'10" (2.64m x 2.39m)
with electric storage radiator. TV point.

BATHROOM

being fully tiled and with suite comprising bath with shower and screen over, wash hand basin and wc. Dimplex fan heater.

OUTSIDE

Integral with the house and approached from the hallway there is a GARAGE 16'9" x 8'6" with up and over door, light and power and also plumbing for a washing machine. There is forecourt parking to the front of the garage.

The front GARDENS are enclosed by a wall to the side of the forecourt where a circular paved panel is featured within an expanse of coloured gravel and surrounded by mature shrubs.
The REAR GARDEN is especially private being fully enclosed and laid to lawn and edged with a variety of mature shrubs. A paved terrace for sitting out is immediately adjacent to the house and in the far corner there is a garden shed.

SERVICES

Mains water, electricity and drainage.

NB The electrical circuit and appliances have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Head towards the centre of Carharrack when travelling from St Day and after passing Railway Terrace take the next left hand turn into Fore Street. Proceeding along Fore Street take the second right onto Sparry lane. Follow the road and take the next right and then left into Tresithney Road and the property is located up the next left hand turn which is a cul-de-sac.