



## Carharrack, Redruth

Asking Price £234,950

- Detached Three Bedroom Bungalow
- Popular Village Location of Carharrack
- Offers Scope for Cosmetic Improvements
- Hallway, Kitchen, Lounge, W.C. and Shower Room
- Oil Fired Central Heating and Double Glazed Throughout
- Off Road Parking and a Garage
- Established, Well Proportioned Gardens to Front and Rear
- Viewing Highly Recommended, Offered Chain Free EPC Rating TBC

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FOR  
SALE



# Tremayne Road, Carharrack, Redruth, TR16 5RF

## Price £234,950 Freehold

### THE PROPERTY

Millerson are pleased to offer this well proportioned three bedroom detached bungalow located on the outskirts of the village of Carharrack. The property has been well cared for but does now offer the opportunity to improve cosmetically. Internally there is a hallway, kitchen/diner, lounge, three bedrooms, w.c. and Shower Room. There is oil fired central heating and the property has double glazing throughout. Externally there is ample off road parking, a garage and gardens to the front and rear which are laid to lawn with established beds and borders. The garden are a particular feature of the property having been well tended and larger than might be expected. Offered Chain Free we recommend a viewing to really appreciate the property.

### ACCOMMODATION

(All dimensions are approximate)

Double glazed door into:-

### HALLWAY

Radiator. Loft access. Doors off to:-

### KITCHEN

5.5m x 2.72m (18'1" x 8'11")  
Fitted with a serviceable range of matching base, wall and drawer units with roll edge worktops over. Tiled surrounds. Stainless steel double sink and drainer. Double glazed windows to front and side aspects. Radiator. Oil fired boiler. Breakfast hatch. Space for cooker, extractor hood above. Space for washing machine. Door to airing cupboard housing hot water tank. Courtesy door to garage.

### LOUNGE

6.15m x 3.66m (20'2" x 12')  
Lovely size reception room. Two radiators. Double glazed patio doors to rear with a lovely aspect over the garden and the far reaching countryside views. Open fireplace with slate hearth and surround.

### W.C.

Low level w.c. Double glazed window to front aspect.

### BEDROOM ONE

3.96m x 3.66m (13' x 12')  
Good size double bedroom with double glazed window to the rear aspect overlooking the garden with some reaching countryside views. Radiator.

### BEDROOM TWO

3.66m x 2.72m (12' x 8'11")  
Another double bedroom with double glazed window to rear aspect, again overlooking the garden and the far reaching countryside views. Radiator.

### BEDROOM THREE

3.33m x 3.02m (10'11" x 9'11")  
Another double bedroom with double glazed window to front aspect. Radiator.

### OUTSIDE

The property is located in a cul-de-sac of similar properties and is accessed view double gates which lead to off road parking and:-

### GARAGE

5.18m x 2.72m (17' x 8'11")  
Up and over door to front. Light and power. Courtesy door into the kitchen. From the front there is access down both sides of the property. To the front of the property there is a good size lawned garden area which is mainly laid to lawn with established beds and planted borders.

There is a gated off road parking space and further off road parking which leads to the side of the property where the oil tank is found. The main garden is to the rear of the property and is a really good size, maybe larger than might be anticipated. The garden is fairly level and mainly laid to lawn, again with established beds and planted borders. There is also a slate patio area directly off the lounge. The garden is enclosed by fencing and hedging and there are some lovely far reaching countryside views.

### DIRECTIONS

From our office in Redruth proceed to Carharrack and the property will be found as you leave the village. Take the last turning on the right-hand side into United Road and take the next turning on the right into Tremayne Road where the property will be found on the right-hand side, as identified by our for sale board.

### SERVICES

To be confirmed.

### VIEWING

Strictly through the vendors agents, Redruth Office, Alma Place, Redruth, Cornwall, TR15 2AT.

Tel: **01209 216367**.

Web: **www.millerson.com**

and **www.rightmove.co.uk**

Email: **redruth@millerson.com**

**REF: RED160281**

## Energy Efficiency Report

To arrange a viewing please contact

Millerson

Tel: **01209 216367**

Email: **redruth@millerson.com**



### Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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