



- No Chain
- Double Glazing
- Oil Central Heating
- Living room

9 Tremayne Road, Carharrack, Redruth, TR16 5RF

Guide Price £265,000

Having been extensively refurbished in recent years this generous detached bungalow has 3 bedrooms, a large living room with sun room and a further family/dining room as well a large kitchen and bathroom. The private gardens enjoy a sunny aspect. The property is double glazed with oil central heating and occupies a position in a small cul de sac.



Property Description

DESCRIPTION

A generous detached bungalow with private garden and brick paved driveway. The original garage has been converted to increase the living space which is also added to with the addition of a large sun room overlooking the garage at the rear. Oil central Heating and double glazing.

Available with no onward chain this generously proportioned detached bungalow has in recent years been the subject of an extensive updating and improvement programme and is offered for sale with double glazing, oil fired central heating, refitted kitchen and bathroom along with updated wiring, plumbing, ceiling and plaster work. The former garage has been converted to provide a further family room with useful utility area and in addition to the large kitchen/diner there is a good sized sun room located off the already good sized living room. The living room has a wood burning stove set into a focal brick fire surround. We understand the bungalow also has cavity wall insulation and provides three good sized bedrooms, brick paved off road parking and private good sized rear garden which also enjoys a sunny aspect (weather permitting). The front is approached by a brick paved driveway providing parking space and there is side access either side of the property. The rear garden comprises of a lawned area surrounded by mature shrubs and also includes a greenhouse and useful store shed.



LOCATION

Carharrack is a popular village, very well located for access to Falmouth, Redruth and Truro and has a range of local shops, public house and bus service linking to both Truro and Redruth.

ENTRANCE HALL

With access to roof space and cloaks cupboard.

KITCHEN/DINING ROOM

17' 7" x 9' 4" (5.38m x 2.87m) Fitted with an extensive range of cream fronted matching base, wall and drawer units. Work surface with inset stainless steel 1 1/2 basin sink unit.



Breakfast bar. Space for slot in cooker. Integrated dishwasher.

FAMILY ROOM

14' 10" x 8' 11" (4.54m x 2.73m) Window and double glazed door leading out to the front. Cupboard housing a Grant oil fired central heating boiler and hot water cylinder. Recess with work surface having inset stainless steel circular sink unit with plumbing and space for washing machine below. Ceramic tiled flooring.

SITTING ROOM

20' 0" x 11' 10" (6.12m x 3.63m) With a wood burning stove set into brick surround with tiled hearth. Wood effect flooring. TV and telephone points. Wide opening (3.72m) leading through to:-

SUN ROOM

18' 4" x 6' 1" (5.61m x 1.87m) With double glazed windows overlooking the private rear garden as well as door to outside.

BATHROOM

White suite comprising shaped and panelled bath with thermostatic shower over, pedestal wash hand basin, low level wc. Chrome ladder radiator. Extractor fan. Tiled floor and walls.

BEDROOM 1

13' 1" x 11' 10" (4.01m x 3.63m)

BEDROOM 2

11' 10" x 9' 0" (3.62m x 2.75m)

BEDROOM 3

10' 11" x 10' 0" (3.33m x 3.05m)

OUTSIDE

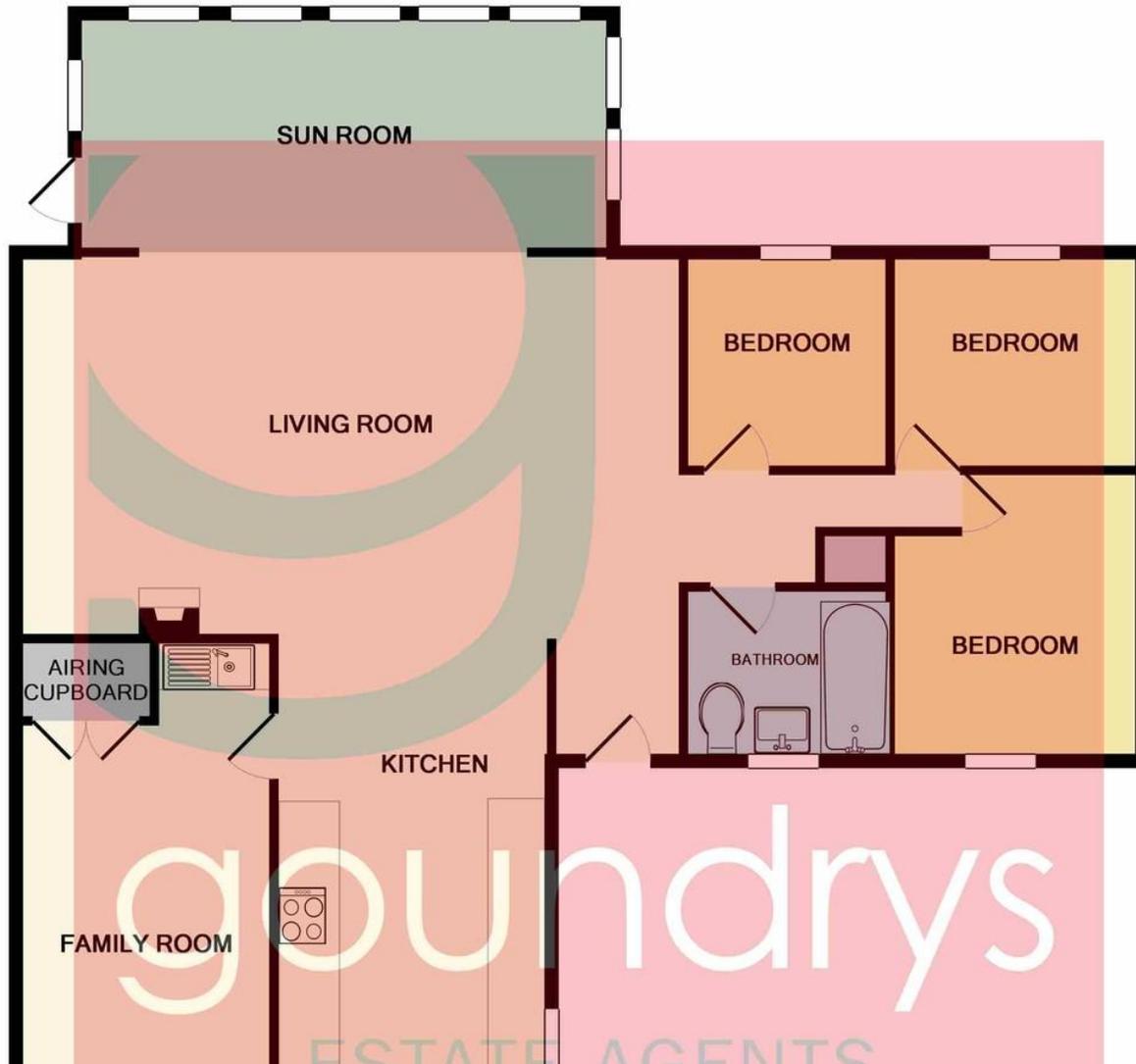
Located towards the end of a small cul de sac, the property is approached from the front via a brick paved driveway which provides parking for several vehicles and there is access either side of the bungalow which leads to the private and enclosed rear garden which is laid mostly to lawn with mature shrub borders and also contains a greenhouse and useful



timber store shed.

DIRECTIONS

On entering Carharrack from the St Day/Scorrier side, as you come down the hill there is a traffic speed flashing sign on the left, just prior to the crossroads. Turn left at the crossroads and then next right into Tremayne Road and the property will be found at the end on the right hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		16	
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	

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