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**Park Stenak,
Carharrack, Redruth**

**£225,000
Freehold**





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Property Introduction

Situated within a mature development close to the centre of the village, this terraced family-size home is being offered for sale chain-free.

The property benefits from three bedrooms and a bathroom on the first floor, there is a generous entrance porch leading to a lounge/dining room and from here access is given to a fitted kitchen.

Fully double glazed, there is electric heating.

To the outside, gardens lie to both front and rear, there is driveway parking and an attached garage.

Attractively priced to reflect some, mainly cosmetic, work required on the property, viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

The village of Carharrack is conveniently located for access to the city of Truro, south coast university town of Falmouth and the nearby major town of Redruth is less than three miles away. Redruth offers an eclectic mix of local and national shopping outlets, schooling for all ages and a mainline Railway Station with direct links to London Paddington and the north of England.

Access to the A30 trunk road will be found within three miles and the north coast at Portreath, which is noted for its sandy beach and active harbour, is within seven miles.

ACCOMMODATION COMPRISES

uPVC double glazed French doors with uPVC double glazed windows to either side opening to:-

ENTRANCE PORCH 9' 1" x 6' 5" (2.77m x 1.95m)

Wall-mounted electric heater and stripped pine ceiling. Door with side panel to:-

LOUNGE/DINER 23' 9" x 9' 2" (7.23m x 2.79m) maximum measurements

uPVC double glazed patio door to the rear. Staircase to the first floor, coved ceiling and storage heater.

KITCHEN 14' 4" x 7' 11" (4.37m x 2.41m)

uPVC double glazed door and window to the rear. Fitted with a range of eye-level and base units having adjoining wood-trimmed working surfaces and featuring an inset colour-coordinated one and a half bowl sink unit with mixer tap. Built-in electric oven (installed 2024) with ceramic hob and cooker hood over. Dishwasher, space and plumbing for an automatic washing machine and breakfast bar. Ceramic tiled floor and storage heater.

FIRST FLOOR LANDING

A central landing with an airing cupboard containing copper cylinder and having access to loft space. Panelled doors opening off to:-

BEDROOM ONE 11' 5" x 8' 3" (3.48m x 2.51m)

uPVC double glazed window to the front. Electric wall-mounted panel heater and covered ceiling.

BEDROOM TWO 10' 6" x 8' 11" (3.20m x 2.72m)

uPVC double glazed window to the rear. Electric wall-mounted panel heater and covered ceiling.

BEDROOM THREE 11' 6" x 6' 0" (3.50m x 1.83m) plus recess

uPVC double glazed window to the front. Electric wall-mounted panel heater and covered ceiling.

BATHROOM

uPVC double glazed window to the rear. Remodelled with a low level WC, pedestal wash hand basin and panelled bath, shower enclosure which requires a shower to be installed. Extensive ceramic tiling to walls and electric towel radiator.

OUTSIDE FRONT

To the front of the property, there is a part enclosed garden which is lawned with shrub border. Driveway parking is available for one vehicle in front of the garage.

GARAGE 16' 7" x 8' 5" (5.05m x 2.56m)

Up-and-over door and having power and light connected.

REAR GARDEN

The rear garden is enclosed and secure for younger children and pets and has been designed to be easy to maintain. There is an external water supply and a pedestrian access out to the rear.

SERVICES

Services connected are mains water, mains drainage and mains electric.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

From Redruth Railway Station, proceed up the hill into Higher Fore Street and at a 'Give Way' junction, bear left heading towards Mount Ambrose, at a mini roundabout take the first exit dropping down into Mount Ambrose, at the next roundabout, take the second exit heading towards Scorrier, at the next roundabout take the second exit and after passing the 'Fox & Hounds' Public House on the left-hand side, at a crossroads, turn right, follow along this road and entering the village of Carharrack the entrance to Park Stenak will be found on the right-hand side. On entering Park Stenak, bear around to the left and the property will be identified on the left-hand side. If using What3words: crumples.confining.climate

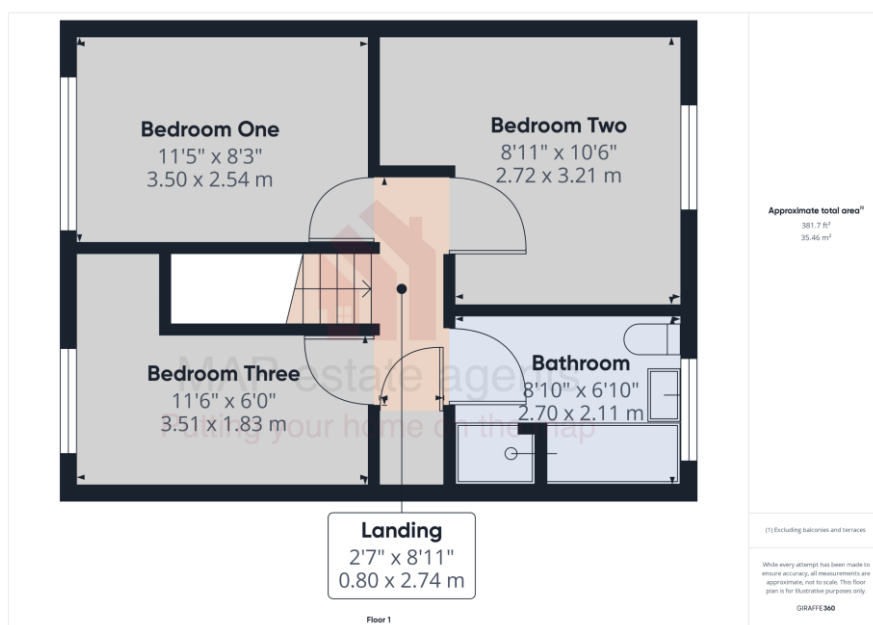


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		46	
England & Wales			EU Directive 2002/91/EC



MAP's top reasons to view this home

- Chain free sale
- Terraced family size house
- Three bedrooms
- Lounge/dining room
- Fitted kitchen
- Remodelled first floor bathroom
- uPVC double glazing
- Electric heating
- Gardens, parking and garage
- Popular village location



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