66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333
e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



# Hamlyn, 10 Carnkie

Redruth, TR16 6SA

**Guide Price £265,000**

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## Guide Price £265,000







Offered with no onward chain, coming onto the market is this two bedroomed link detached bungalow with a large kitchen/diner to the rear, set within a pleasant village location yet also within a short distance of two large towns and surrounded by characteristic Cornish countryside. Sited on a very good sized plot and set back from the road behind a generous, ascending front driveway and lawned garden, this property is now in need of some modernisation. On entry, the L-shaped hallway gives access to all of the internal accommodation. The lounge/living room is located at the front of the property. There is a very good sized kitchen/diner which is particularly bright and airy, offering enough space for all of the likely required domestic appliances albeit it does include under the counter a separate integrated fridge and freezer. This room also offers generous dining space. Returning to the hallway, access is given to the generously sized main bedroom which is sited to the front of the property and bedroom two is located to the rear of the property. Both bedrooms are complemented by a fully tiled shower room with a corner quadrant shower cubicle.

Externally, to the front, the large ascending driveway leads to a single garage. Offering generous parking for up to five vehicles, there is a raised laid to lawn garden with a mature green hedged border to one side and a low level walled border to the neighbouring property driveway. A pathway across the front and side leads to a gate to access the rear garden which is also accessed from the kitchen. The garden is fully enclosed with green borders of mature hedging, plants and trees to all sides with fencing behind. A laid to lawn area with a pathway also has a large summerhouse with a veranda. There is a raised slabbed patio with rear access given to the garage. The property has oil fired heating complemented by double glazing throughout.

In terms of location, Carnkie is a favoured residential location as the centre of Redruth is within two miles whilst the centre of Camborne is within four miles. Well placed for both primary and secondary schools, these towns offer a wide range of local amenities including mainline railway services, bus services, supermarkets and other retail stores. With regard to places of interest, Tehidy Country Park, the largest area of woodland in West Cornwall, can be reached in under twenty minutes by car, an area in which you will also find Tehidy Park Golf Club. Furthermore, the coastal village of Portreath, with its beach and access to the South West Coastal Path, is within a fifteen minute drive. The A30 trunk road is also accessible, being within a ten minute drive. For those who enjoy country walks, the property is within the vicinity of the old Mineral Tramways and the Great Flat Lode. Furthermore, this rural location offers access to many scenic and easily accessible hiking trails including the Bassett Monument at Carn Brea, which is one of the highest points in the county and can be reached in around twenty minutes on foot. There is also a well respected public house that offers meals and this is also within walking distance at nearby Piece.

Upvc front door with obscure decorative double glazed half panel opens to:

### HALLWAY

L shaped hallway with a radiator. A door opens to a full height storage cupboard. Loft access hatch.

### LOUNGE

**12'1" x 10'9" (3.69m x 3.29m)**

Radiator and an aluminium double glazed window with a wood frame overlooking the front garden and aspect. Coal effect electric fire set within a decorative fireplace and hearth.

### KITCHEN/DINER

**14'6" x 13'1",114'9" (4.44m x 4,35m)**

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces, matching upstands and tiled splash backs. Integrated under counter Belling freezer and an integrated under counter fridge. Upvc double glazed window overlooking the rear garden and aspect. Twin paned upvc double glazed door opening to the rear garden. Second upvc double glazed window overlooking the rear garden and aspect. Space for an

electric cooker and a single stainless steel sink and drainer. Two radiators.

**BEDROOM 1**
**13'9" x 9'8" (4.20m x 2.97m)**
Radiator and two aluminium double glazed wood framed windows overlooking the front garden and aspect.

**BEDROOM 2**
**7'9" x 9'6" (2.37m x 2.90m)**
Radiator and an aluminium double glazed wood framed window overlooking the rear patio, garden and aspect.

**SHOWER ROOM**
**5'4" x 6'2" (1.63m x 1.90m)**
Low level wc and a wash hand basin with a mirrored medicine cabinet over. Quadrant corner shower cubicle with a Mira Vie electric shower and a sliding glass door entry. Radiator and an aluminium double glazed wood framed window overlooking the rear aspect.

**OUTSIDE**
To the front open access to the driveway provides parking for approximately five vehicles. There is a raised laid to lawn area with mature hedged borders to one side and a low level walled border to the neighbouring property. Steps lead up to the front door and the driveway leads to a SINGLE GARAGE 2.33m x 5.90m (7'8 x 19'4) with an up and over door, a double rear pedestrian door, power and lighting. A side pathway leads to the rear of the property with an external light. The rear garden has a pathway linking to the front and a step up to a slabbed patio area. There is a block built enclosure for the oil tank and a raised pathway splits a laid to lawn area with a mature hedged border to one side. There is a mature tree and a hedged rear border. SUMMERHOUSE 2.83m x 2.87m (9'3 x 9'5) with a veranda.

**DIRECTIONS**
From our office in Redruth proceed along Penryn Street, on into Falmouth Road and up to the five crossroads and traffic lights. Turn right and proceed up Buller Hill turning right sign posted to Carnkie. Proceed into the village and the property will be found on your left, set back from the road.

**AGENTS NOTE**
TENURE: Freehold.
COUNCIL TAX BAND: B.

**SERVICES**
Mains drainage, mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 23 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

Mobile signal -
EE - Good outdoor & indoor, Three - Good outdoor & indoor, O2 - Good outdoor & indoor. Vodafone - Good outdoor & variable indoor (sourced from Ofcom).









## Road Map



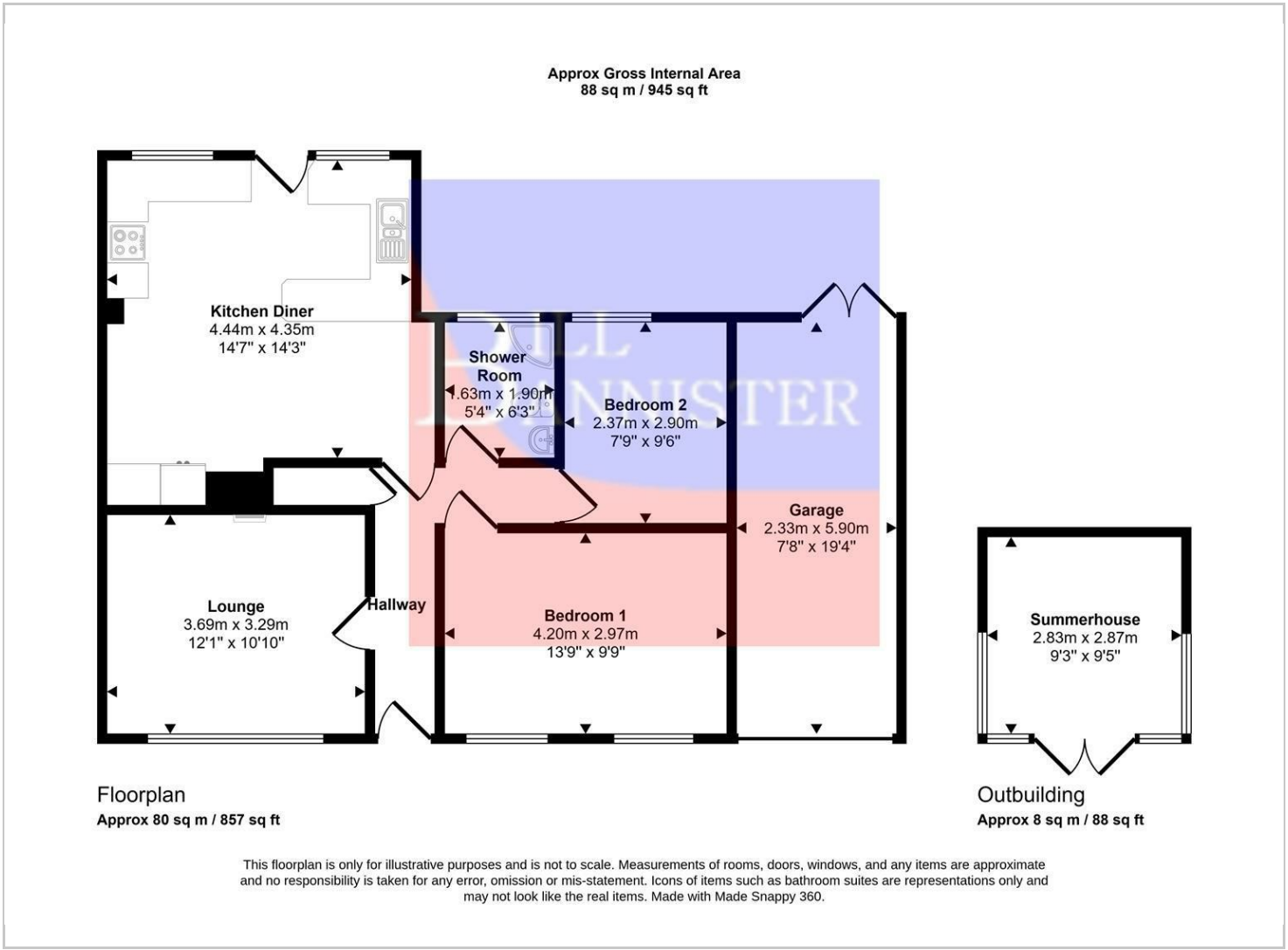

## Hybrid Map




## Terrain Map



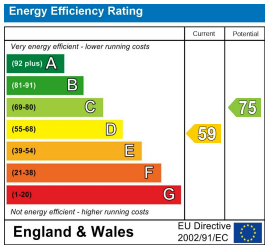

## Floor Plan

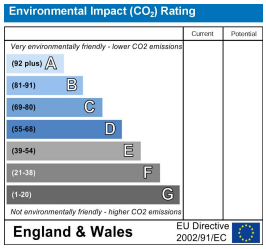



## Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.