



Carharrack

A character end of terrace cottage
Two double bedrooms
Option of off road parking
Courtyard garden
Character features throughout
Feature fireplace with wood burner
Modern fitted kitchen
UPVC double glazed windows and doors
Conveniently located for access local towns and the A30
Viewing highly recommended

Guide £230,000 Freehold

AWAITING EPC

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7201



Kimberley's are proud to present this well presented, traditional two bedroom character cottage with a range of features including a feature fireplace with log burner and exposed beamed ceilings and modern features including UPVC double glazing and doors, solar panels and a modern kitchen.

The property also has the benefit of a rear garden with the option of off road parking to the rear.

The accommodation in brief comprises; 12' living room with feature fireplace having a granite surround and wood burner, kitchen/diner with an attractive modern fitted kitchen comprising of a range of base and wall units comprising cupboards and drawers with a solid beech work top surface, granite recess for range style oven and stairs leading to the landing and first floor, utility room with work top, plumbing and power for washing machine and dishwasher, door to rear, family bathroom with three piece suite and on the first floor, a landing and two double bedrooms with window seats.

Outside the property, there is an enclosed courtyard garden with garden shed and this area has a gate that opens to provide off road parking if required.

The cottage is located on Church Street which is set within the heart of the popular village of Carharrack within walking distance of the local amenities.

The village of Carharrack has a thriving community which is well served with a range of facilities including a general store, public house and Chinese takeaway. For those who enjoy the outdoors, there are many trails nearby and Carn Marth is accessible which is the second highest peak in the county with mineral tramways appealing to walkers and cyclists alike. The village is on a regular bus route with the village situated approximately 8 miles from Falmouth, 2 miles from Redruth and approximately 8 miles for the cathedral city of Truro. There is a primary school at St Day with further village stores and shopping facilities.

An internal viewing is highly recommended.

THE ACCOMMODATION COMPRISES:
All dimensions approximate.

UPVC double glazed front door opening to:

LIVING ROOM 3.73m (12'3") x 3.58m (11'9")

An attractive traditional room with a feature fireplace with granite surround and hearth housing a wood burning stove, built-in shelving, exposed beamed ceiling with ceiling lights, UPVC double glazed window with outlook to the front, finished with a laminate floor, door through to:



KITCHEN/DINER 4.11m (13'6") x 4.04m (13'3") into bay.

An attractive, modern fitted kitchen comprising; a range of base and wall units consisting of cupboards and drawers with gloss cream doors and metal door furniture, wrap around solid beech worktop, stainless steel sink with drainer and mixer tap with storage under, recess for a range style oven with granite surround, exposed beamed ceiling with spotlights, UPVC double glazed window with outlook over the rear garden and parking, recess housing a fuse box, closed tread staircase leading to the landing and first floor, finished with a laminate floor, doorway through to the utility room





UTILITY ROOM 4.04m (13'3") x 1.63m (5'4")

A useful utility room which also provides extra storage and has a worktop with plumbing and power for a washing machine and dishwasher, UPVC double glazed frosted window to the side, plastered ceiling with spotlights, storage cupboard, sliding door through to the bathroom and a UPVC double glazed door to the rear garden and parking.

BATHROOM

A family bathroom comprising of a three piece suite consisting; panelled bath with electric shower over with glass screen, low-level wc, pedestal wash hand basin, part tiled walls, heated towel rail, plastered ceiling with down lights, frosted UPVC window to the side.



STAIRS AND LANDING

A closed tread staircase leads to the landing and first floor, plastered ceiling with spotlight, exposed wooden floorboards, doors to the bedrooms.

BEDROOM ONE 3.81m (12'6") x 3.81m (12'6") into window.

Traditional window seat, UPVC double glazed window with outlook to the rear overlooking the garden, attractive built-in timber wardrobe with clothes rail, plastered ceiling with centre light, exposed wooden floor.



BEDROOM TWO 3.66m (12'0") x 2.67m (8'9")

Window seat, UPVC double glazed window with outlook to the front, plastered ceiling with ceiling light, exposed timber floor.



OUTSIDE

REAR GARDEN

To the rear of the property there is an enclosed courtyard with a raised decking area which currently has potted plants and shrubs in situ, providing a pleasant area for enjoying the sun.



GARDEN SHED

PARKING

To the rear of the property there is a pair of gates that lead to the road with a dropped kerb and has been historically used as off road parking for the property. The current vendors opt for on street parking as it is easily available.

SERVICES Mains electricity, water and drainage.

COUNCIL TAX Band A.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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