



| Carnmenellis | Redruth | TR16 6NX

Asking Price £375,000



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- Attractive Stone Fronted Cottage
- Modern Fitted Kitchen
- 3 Bedrooms
- Good Size Garden
- Electric Heating
- Feature fireplace
- Conservatory
- Family Bathroom
- Off Road Parking
- Semi-Detached Cottage

Found within the picturesque village of Carnmenellis is this attractive stone fronted 3 bedroom Semi-Detached cottage believed to of been built circa 1705. To the front of the property there is off road parking for 2 cars from here there are a few steps up onto a pathway which leads to the entrance door. The welcoming entrance hallway leads you to the following accommodation: The modern fitted kitchen has intergraded appliances which include fridge/freezer, microwave, hide and slide Neff oven with extractor fan over, dishwasher and washing machine. The kitchen has a double glazed window to the rear overlooking the garden. The lounge/dining room is of a good size and benefits from an attractive feature fire place with a log burner, a door opens into the conservatory which over looks the garden to the front of the property. There is also a downstairs W.C. On the first floor you will find the 3 bedrooms plus the family bathroom. The attractive rear garden is a generous size being laid to lawn, a pathway leads to a seating area with a pergola. There are raised veggie beds if you would like to live the 'good life' and grow your own vegetable's. The front garden is laid to lawn with flower beds having an array of various flowers and shrubs giving it the country cottage feel. The property has electric heating which can be controlled via a blue tooth app. Double glazing





throughout. This cottage is a must to view, to book in your viewing appointment please call the Truro office on 01872 242425.

Description

**** PRELIMINARY SALES DETAILS **** MORE TO FOLLOW****

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Location

The property is located in Carnmenellis, which is on the outskirts of the village of Stithians. This popular village is centrally located between Falmouth, Truro, Helston and Redruth. The village boasts a surgery, primary school, award winning pub, cricket club, church, Post Office, general stores and access to good bus routes. There are wonderful walks around the village and for water sports enthusiasts, the nearby Stithians Reservoir offers facilities for fishing and wind surfing.

Entrance Hallway

Kitchen

9'6 x 8'6 (2.90m x 2.59m)

Lounge/Dining Room

18'5 x 10'2 (5.61m x 3.10m)

Conservatory

7'7 x 5'10 (2.31m x 1.78m)



Downstairs W.C

Landing

Bedroom

11'2 x 11'2 (3.40m x 3.40m)

Bedroom

10'10 x 7'4 (3.30m x 2.24m)

Bedroom

9 x 8'9 (2.74m x 2.67m)

Family Bathroom

6'2 x 5 (1.88m x 1.52m)

Outside

Agents Information

Tenure: Freehold

Council Tax Band: B

Mains drainage, the property is on a water meter. Superfast fibre internet.

EPC: On order

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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

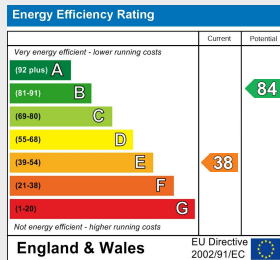
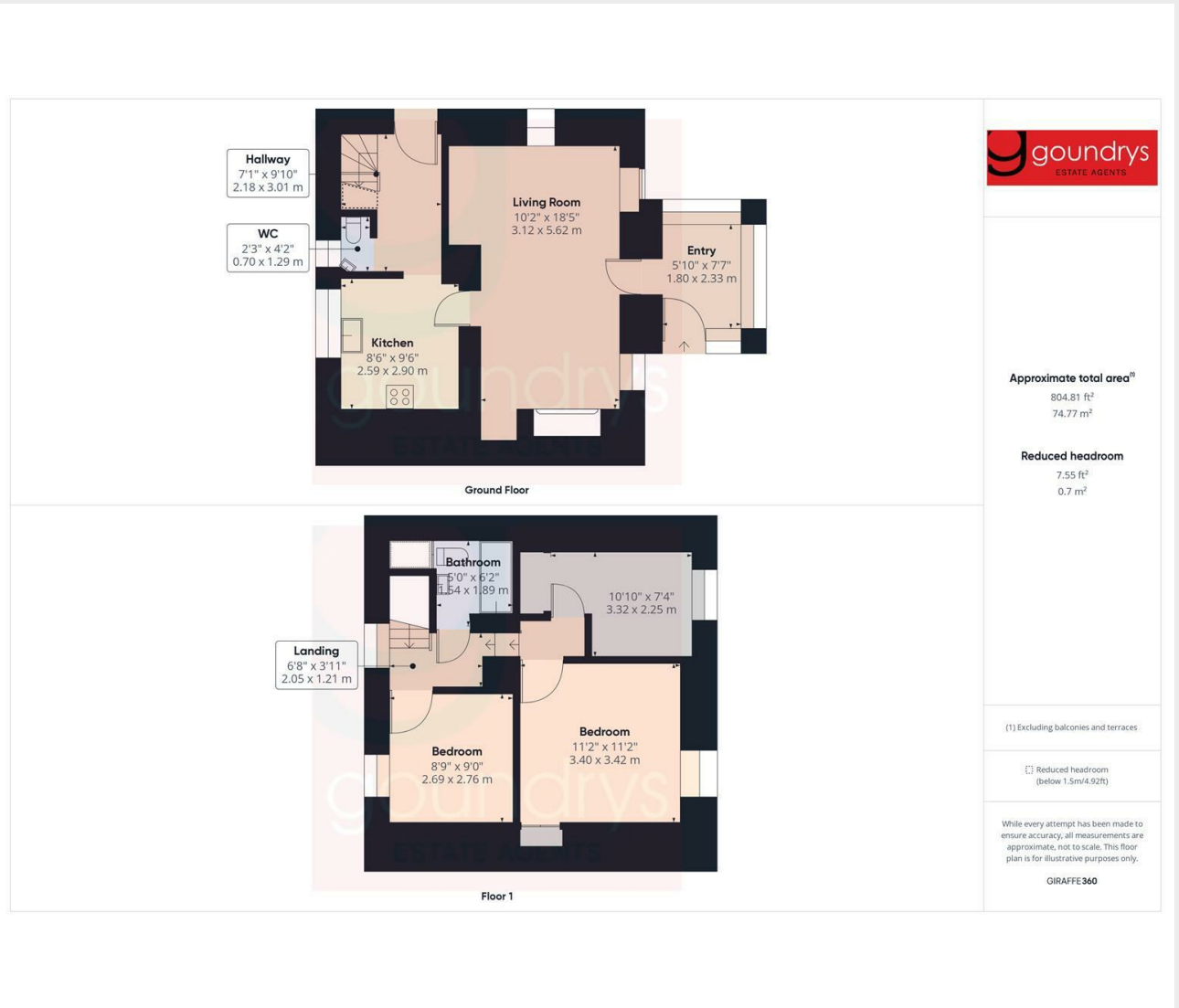
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





Treleven House, Unit 5 Threemilestone Industrial Estate

Truro

Cornwall

TR4 9LD

01872 242425

sales@goundry's.co.uk

https://www.goundry's.co.uk/