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## £300,000

*Brokenshires Corner, Carharrack, TR16 5RB*



- THREE BEDROOMS
- RECENTLY RENOVATED
- VILLAGE LOCATION
- TWO RECEPTION ROOMS
- PARKING FOR SEVERAL VEHICLES
- LPG CENTRAL HEATING
- NO ONWARD CHAIN
- GOOD SIZE GARDEN

A recently renovated Three Bedroom Semi Detached Cottage in the ever popular village of Carharrack with its local amenities and school. Redruth is some two to three miles distant with local and national shopping facilities, mainline railway station, bus links and easy access to the A30. The property briefly comprises of: - Entrance Hall, Lounge, Dining Room, Kitchen, Cloakroom/WC and to the first floor, two good sized double bedrooms, a generous single bedroom and the family Bathroom/WC. The property is double glazed and warmed by LPG central heating. There are good sized gardens to the front of the property in addition to the parking area which has ample space for several vehicles. This property should receive your earliest attention to view to avoid disappointment. EPC: TBC



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# Brokenshires Corner, Carharrack, TR16 5RB

Approached via the parking area with gated access to the front garden with path leading to a double glazed UPVC front door opening into:-

## ENTRANCE HALL

There are stairs rising to the first floor with a cupboard below and doors to all downstairs rooms.

## LOUNGE

12'1" x 8'9" (3.68m x 2.67m)

A bright and airy room with a double glazed window to the front, radiator and TV aerial point.

## DINING ROOM

12'10" x 12'2" (3.91m x 3.71m)

A good sized reception room with a double glazed window to the front, radiator and archway to the:-

## KITCHEN

8'11" x 8'4" (2.72m x 2.54m)

A modern kitchen with a range of eye level and base units with work surface over, inset one and a half bowl sink with side drainer, inset electric hob with extractor over, built in electric oven, plumbing for a washing machine and a double glazed window to the rear.

## CLOAKROOM/WC

There is a close coupled WC, pedestal mounted wash hand basin, radiator and a double glazed window to the rear.

## REAR LOBBY

There is a wall mounted LPG combi boiler, wall mounted fuse box, potential for a washing machine installation and a door opening to the rear courtyard area.

## FIRST FLOOR

## LANDING

There is a skylight window, and doors to all bedrooms and the Bathroom/WC.

## BEDROOM ONE

14'3" MAX x 12'8" (4.34m x 3.86m)

A well-proportioned main bedroom with a double glazed window to the front, radiator and loft access hatch.

## BEDROOM TWO

12'6" x 10'2" (3.81m x 3.10m)

A generous second double bedroom with a double glazed window to the front and a radiator.

## BEDROOM THREE

9'9" x 8'4" (2.97m x 2.54m)

A good sized single bedroom with a double glazed window to the rear and a radiator.

## BATHROOM/WC

8'6" x 7'8" (2.59m x 2.34m)

There is a modern suite comprising of a panel bath with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, ladder style heated towel rail, extractor and a double glazed window to the rear.

## OUTSIDE

## FRONT GARDEN

There is a good sized garden to the front enclosed by fencing and hedging with gated access to the parking area. The garden is mainly laid to lawn and provides a safe and secure area for children and pets alike.

## PARKING AREA

Laid to chippings with room for several vehicles. There is a right of way for the neighbour across the right hand side of the parking area to the roadside.

## REAR COURTYARD

Laid to concrete for ease of maintenance, enclosed by fencing, wooden shed and gated pedestrian access to the rear.

## ENERGY EFFICIENCY RATING

This property has been rated as: TBC

## AGENTS NOTE

We understand that the property has been rated as Council Tax Band B.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.