

FOR SALE

Guide Price £185,000 Freehold



Estate Agents

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7 Croft Row, Carharrack, Redruth, Cornwall. TR16 5RE

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ABOUT THE PROPERTY

Number 7 Croft Row is a 19th-century mid-terrace cottage occupying a tucked away position within the popular village of Carharrack. The cottage boasts both a garage and parking to the rear, an enclosed rear courtyard and a very long strip garden to the front enjoying a southerly aspect. The cottage provides in brief; uPVC entrance portico, kitchen, ground floor shower room, cottage-style lounge and to the first floor are two double bedrooms. The property enjoys majority uPVC double glazing and it part heated by electric panel and nightstore heaters.

LOCATION

The village of Carharrack is approximately 2 miles from Redruth, and 8 miles from both Truro and Falmouth. The village itself has a popular communities and social club, village stores, park, football ground and has many mining trails running through it across from Portreath to Devoran.

FEATURES

- Stone cottage
- Large south facing garden
- Parking and garage
- uPVC double glazing
- Popular village location
- COUNCIL BAND - B
- EPC F



ROOM DESCRIPTIONS

FRONT APPROACH

The property is approached via a uPVC portico which leads to rear door leading to:

KITCHEN/DINING ROOM

12' 10" x 10' 5" (3.91m x 3.17m) The kitchen is somewhat basic and would require refurbishment or replacement. The stairs rise from this room to the first floor with storage cupboard under, beam ceiling, ceiling light and panel heater. Roll edge worktop with tiled splash back, stainless steel sink and mixer tap. Recess and space for electric cooker. Telephone point Power points and light. Doorway leads to:

SHOWER ROOM

With a corner shower cubicle and electric Tritan shower, wash basin and WC with uPVC obscured glazed window. Two ceiling lights and wall mounted Newlec electric heater.

LOUNGE

14' 4" (max) x 12' 1" (4.37m x 3.68m) uPVC double glazed window to the front overlooking the gardens. Fireplace with electric fire inset, night store heater, power points and tongue-ain-groove cladding to dado rail height. Ceiling light and wall light

FIRST FLOOR

BEDROOM ONE

14' 1" x 12' 6" (4.29m x 3.81m) With uPVC double glazed windows to front enjoying views over the garden and having a southerly aspect. Ceiling light and power points.

BEDROOM TWO

11' 2" x 10' 6" (3.40m x 3.20m) With part canopied ceiling and uPVC double glazed window to rear aspect. Alcove housing lagged hot water cylinder.

EXTERIOR

To the rear of the property there is a parking space and garage with uPVC up-and-over door and double glazed pedestrian door, power and light. The rear garden is mainly laid to courtyard.

The front garden is a long strip garden approaching 200 feet, part laid initially to a slab terrace, vegetable plots with fruit trees, a greenhouse, pergola gate leading to further sections of garden which are laid mainly to lawn and an access gate to communal pathway.

AGENT NOTES

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains water, mains drainage.

DISCLAIMER: These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LHW. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty and do not constitute any representation by the Vendor or by its Agent. No warranty is given either expressly or implied and all interested parties should not rely on the information contained herein.



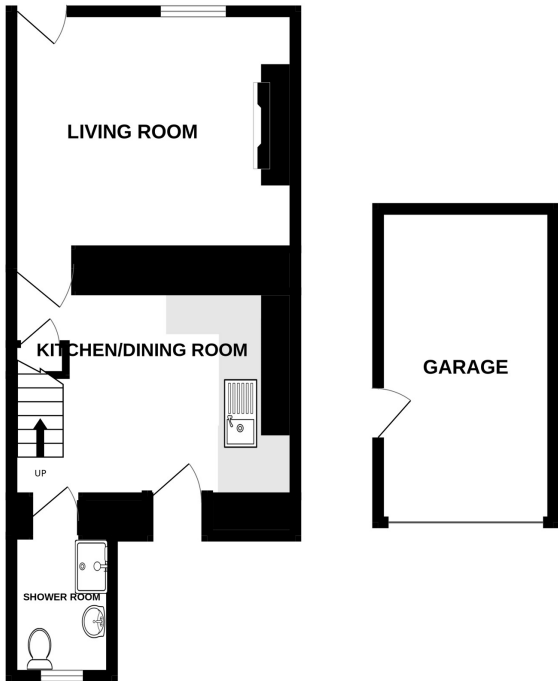
ROOM DESCRIPTIONS



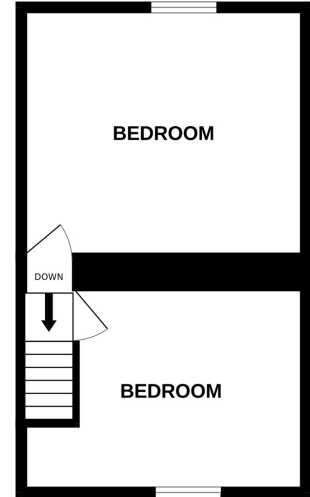


FLOORPLAN

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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