

CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



Pas-y-Mar, Carnkie, Wendron, Helston
TR13 0DS

A two bedroom bungalow located in the centre of
the village with detached garage and generous
gardens.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW
Tel: 01326 565956

Pas-y-Mar, Carnkie, Wendron, Helston TR13 0DS

This well maintained two bedroom semi detached bungalow is located in a quiet position central to the village. The property is constructed of cavity block walls under an interlocking concrete tiled roof with rendered and decorated external elevations. In recent years all the windows and external doors have been replaced with upvc double glazed units. In brief the accommodation comprises an entrance porch, lounge, kitchen/breakfast room, inner hall, two double bedrooms and a bathroom/shower room. The property is wired for night storage central heating.

Carnkie village enjoys a central location being within commuting distance to the towns of Helston, Falmouth, Redruth and Truro and there is a regular bus service passing through the village. The surrounding area is predominantly open and unspoilt farmland with Stithians Lake lying approximately one mile to the north with its sailing and recreational facilities. Within the village is an active Village Hall with numerous clubs and events being held on a regular basis. Approximately one and a half miles to the east is Wendron Cricket Club offering a range of sporting activities together with clubhouse facilities.

The accommodation comprises (all dimensions approximate)

Small entrance porch leading to –

Lounge 16' x 11'8"

With slate finish fireplace fitted with a Parkray, picture window overlooking the front garden, night storage heater.

Kitchen 15'9" x 7'3"

With a range of fitted floor cupboard units incorporating a single drainer stainless steel sink unit with ample work surfaces over and tiled splash back area, matching wall cupboard units, built in storage cupboard, night storage heater, door giving access to the rear.

Inner Hall

With night storage heater.

Bathroom

Which has recently been refitted with pedestal wash basin, low level wc, corner shower cubicle with instant electric shower.

Bedroom One 13' x 9'10"

Bedroom Two 12'9" x 7'3"

With access to the insulated loft area.

Outside

Detached Garage

With up and over door and pedestrian door.

Gardens

To the front of the property is a well maintained garden that in the main is laid to lawn with surrounding flower and shrub borders. To the rear of the property is a small garden area laid to lawn and enclosed on three sides.

Services – Mains water, electricity and private drainage.

Council Tax Band C

Price - £180,000

VIEWING: Strictly by appointment with the vendors agents.

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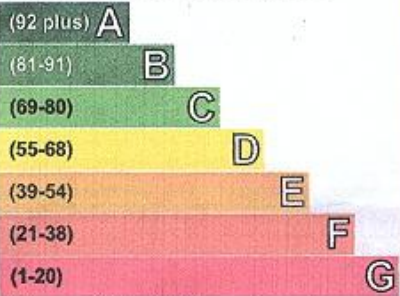
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**INSTRUCTION: 28 December 2016
PHOTOGRAPHS: 28 December 2016**

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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
50	86

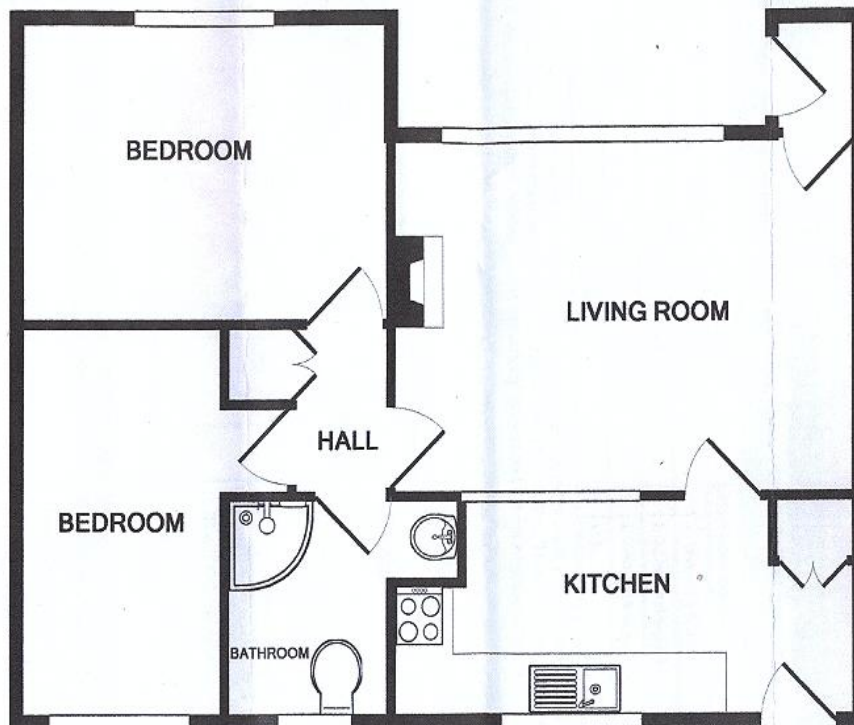
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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