

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



## Serendipity

Piece, Carnkie, Redruth, TR16 6SG

**£289,950**



Situated in the semi-rural hamlet of Piece, this modernised detached bungalow offers well presented accommodation and has lovely views towards Carn Brea. There are two bedrooms, a lounge with a log burner, a fitted kitchen/diner, a shower room and a front conservatory. The property is double glazed and complimented by modern electric heaters and solar panels. Externally there is a private enclosed rear garden, a garage and parking facilities.



This presents an opportunity to acquire a well presented detached bungalow in what is considered to be a very pleasant and popular location. There are fine views from the front elevation to Carn Brea castle and monument and there are plenty of mining trails nearby plus the well known Countryman public house. To the front there is a conservatory taking full advantage of the views and the lounge similarly has a good aspect. There is a well proportioned kitchen/diner and a shower room. The property was upgraded in August 2024 under a warm home scheme and benefits from a new heating system consisting of modern high heat retention storage heaters and panel heaters, both controllable either manually or via an app. Extra loft insulation was installed plus the addition of solar panels to the rear roof elevation which provides electricity during the day. The solar panels are owned in full by the current owner of the bungalow, transferable to the new owner of the property. The solar panels are registered for the Smart Export Guarantee and payments are made to the owner for any excess energy exported to the grid. There is also a focal point wood burner in the lounge and the property is double glazed. Externally there is parking and turning facilities leading to a garage. There is a low wall to the front which is well stocked and a lovely mature well enclosed rear garden. Piece is approximately three miles from the town of Redruth and a similar distance to the larger out of town multiples at Pool.

#### FRONT CONSERVATORY

External door and a very fine view.

#### LOUNGE

Focusing on a log burner and having an electric heater. Open views over lane to fields opposite.

#### KITCHEN/DINER

Fitted with a range of work surfaces having cupboards and drawers beneath, a one and a half bowl stainless steel sink unit, space for white goods and splash backs. Complementary eye level cupboards with down lighters. Fitted oven, hob and a cooker hood. Extractor fan, an electric heater, door and windows to the rear. Airing cupboard housing hot water cylinder with fitted timer.

#### BEDROOM 1

Fitted wardrobes with hanging rails and shelving. Electric heater. Telephone/broadband point.

#### BEDROOM 2

Electric heater.

#### SHOWER ROOM

Modern walk-in shower having a Mira electric shower, wash hand basin and wc. Respatex walling in the shower area and some further wall tiling. Mirrored bathroom cabinet, extractor fan and a heated towel rail. Two windows.

#### OUTSIDE

To the front there is low walling providing a boundary and behind this is a tarmac parking and turning facility for vehicles leading to the GARAGE with an up and over door. The garage has power and water connected, with a double power socket, strip light and a water tap over a Belfast sink with draining board. The rear garden is compact, very private and has a patio and a bench. Established borders have been planted and there is a side access door to the garage.

#### DIRECTIONS

From our office in Redruth proceed along Penryn Street, into Falmouth Road and all the way up to the traffic lights. Turn right towards Helston and Four Lanes. After approximately half a mile turn right sign posted to Carnkie. Proceed through the hamlet and the property will be found just before the T junction on the left hand side identified by a For Sale board.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

Mains drainage, mains water, mains electricity and electric heating. Owned solar panels.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 53 Mbps (sourced from Ofcom).

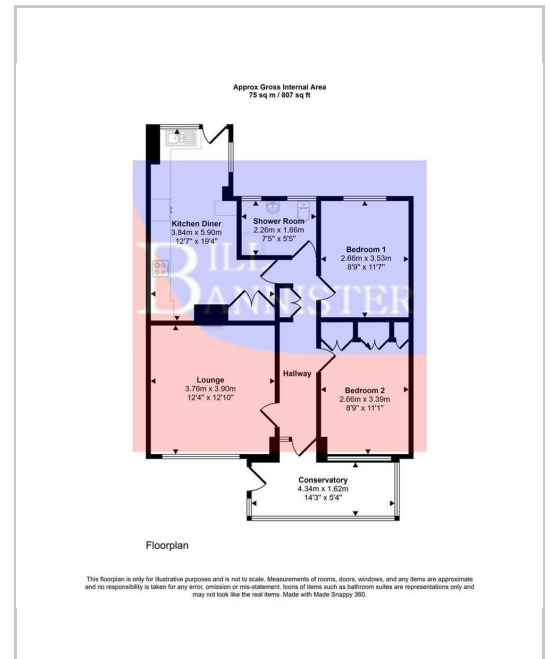
Mobile signal -

EE - Good outdoor & indoor, Three - Good outdoor & indoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).

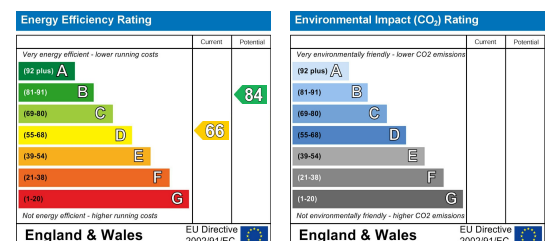
## Area Map



## Floor Plans



## Energy Efficiency Graph



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