



## 2 Wheal Basset Court Globe Square

Carnkie, Redruth, TR16 6SN

**Guide price £159,950**



Situated in the popular residential village of Carnkie, this very well presented two bedroomed first floor apartment has many features including a lounge, refurbished kitchen/diner, two double bedrooms, parking for two vehicles and an enclosed rear garden with an outbuilding. There are fine views with a rural outlook and the property really should be viewed to be fully appreciated.



The property was formerly The Globe Inn and was converted into apartments some years ago. It has a lovely rural outlook from both the front and rear and Carnkie is considered to be a very popular residential location. It has a bespoke kitchen and includes some white goods. The lounge focuses on a focal fire surround and is well proportioned throughout. Externally there are two parking spaces to the front of the property and an illuminated stairway to the rear which leads onto a decking area ideal for taking in the fine views and setting sun. A pathway leads to an allocated well enclosed garden with an outbuilding and great views across to Carn Brea. Redruth town is within three miles and here you will find good shopping facilities and amenities with mainline rail facilities and bus services. The A30 is within an extra mile and the north coast at Portreath is accessible. Ideal for perhaps retirement purposes or the working couple, we strongly recommend an early inspection.

Glazed front door leading to:

#### T SHAPED HALLWAY

14'9" x 5'10" max (4.51m x 1.79m max)

Radiator and loft hatch.

#### KITCHEN/DINER

12'4" x 8'9" (3.78m x 2.68m)

Recently refurbished with a range of bespoke base units, composite sink and wooden working surfaces. There is an integrated fridge/freezer and dishwasher. There is also a tall cupboard with sliding glass doors and a range style cooker with glass splash back. This kitchen has been custom made and is a fine feature. From the kitchen there are also views to the Great Flat Lode. Recessed lighting.

#### LOUNGE

12'4" x 12'5" (3.77m x 3.80m)

Feature electric wood burner effect fire with a tiled hearth and wooden mantel. Radiator and window with deep sill and fine views to the carn.

#### SHOWER ROOM

8'0" x 5'10" (2.44m x 1.80m)

With a walk-in double shower, curved screen and Respatex panelling. Low level wc and pedestal wash hand basin with a tiled splash back. Deep sill and chrome ladder towel rail.

#### BEDROOM 1

11'8" x 10'4" (3.57m x 3.17m)

Window with a deep sill to the front and having views towards Carn Brea. Radiator.

#### BEDROOM 2

9'7" x 10'4" (2.94m x 3.17m)

Window with deep sill and countryside views. Radiator.

#### OUTSIDE

To the front of the property there two parking spaces which are dedicated to the property. A side pathway leads to the garden which is well tended and enclosed and borders open land to the rear. There is a shed, flower borders and a seating area where fine views can be enjoyed towards Carn Brea.

#### DIRECTIONS

From our office in Redruth take the main road towards Helston passing Morrish's fish and chip shop on your right. Take the next right sign posted Carnkie and as you come into the village the property will be identified on the left hand side by a For Sale board.

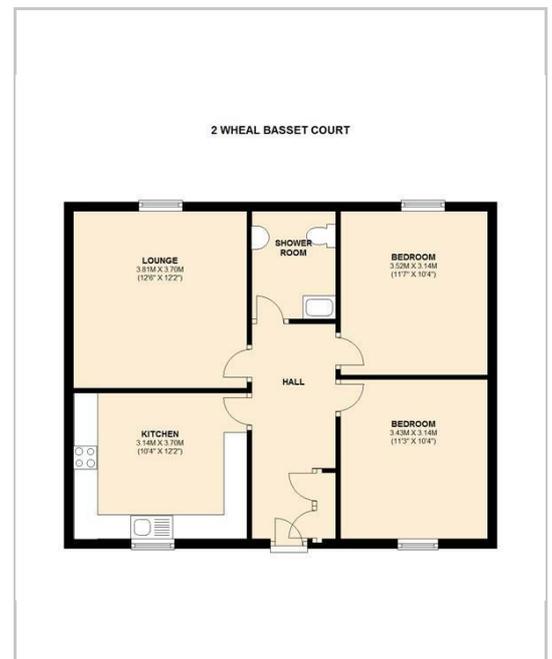
#### LEASE DETAILS

999 year lease commencing 30th July 2010.

## Area Map



## Floor Plans



## Energy Efficiency Graph

