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**Little Treloweth,
Pool, Redruth**

**£310,000
Freehold**





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Property Introduction

A very well presented three bedroom detached bungalow situated at the head of a small cul-de-sac.

The property has been lovingly updated over recent years and now provides light and bright accommodation. Internally there is a spacious lounge, a modern kitchen with cream units along with a built-under oven and an inset hob. Other rooms include three bedrooms and a bathroom.

To the front of the property is an attached garage with power and parking for four cars.

To the rear is an enclosed garden which benefits from a lawn and a large patio ideal for entertaining. Other benefits include gas central heating and double glazing.

Location

Pool is situated midway between Camborne and Redruth and is within three quarters of a mile of the A30. Out of town retail parks can be found within half a mile to include a superstore, DIY store and fast food outlets. Within the village there is a Public House, late night shop, supermarket and take away. Pool is also convenient for access to local schooling for all ages, Cornwall College and Carn Brea Leisure Centre. The nearest major town of Redruth is within two miles where one will find a mainline Railway Station with direct links to London Paddington and the north of England.

Truro, the administrative and cultural centre for Cornwall is within a short commute and the south coast university town of Falmouth is within a similar distance. The north coast village of Portreath with its sandy beach is nearby and the highly respected Tehidy Golf Club and Country Park are again only a short distance away.

ACCOMMODATION COMPRISES

Entrance door opening to:-

L-SHAPED HALLWAY

Radiator. Loft access and a built-in storage cupboard housing a combination gas boiler.

LOUNGE 20' 6" x 10' 5" (6.24m x 3.17m)

Double glazed window. Radiator and opening to the:-

KITCHEN 13' 4" x 9' 2" (4.06m x 2.79m)

Range of cream wall and base units with worktops, inset one and a half bowl sink, built-under oven, inset hob with extractor above. Spaces for upright fridge/freezer and washing machine. Two double glazed windows and double glazed door opening onto the garden. Radiator, loft access and space for dining room table.

BEDROOM ONE 12' 3" x 10' 0" (3.73m x 3.05m)

Double glazed window, radiator and built-in wardrobe with sliding mirror doors.

BEDROOM TWO 9' 8" x 8' 4" (2.94m x 2.54m) maximum measurements

Double glazed window, radiator and recess with hanging rail.

BEDROOM THREE 10' 6" x 7' 8" (3.20m x 2.34m) maximum measurements

Double glazed window, radiator and open wardrobe.

BATHROOM

Bath with a plumbed shower, wash hand basin with cupboard below having drawers to one side, WC. Heated towel rail and double glazed obscured window.

OUTSIDE FRONT

There is parking for four cars and a pedestrian gate leads to the rear.

REAR GARDEN

Laid to lawn with a large patio, outside tap and a pedestrian door to the garage. The garden is all enclosed with timber fencing.

ATTACHED GARAGE 17' 4" x 9' 0" (5.28m x 2.74m)

Up and over door. Power and light. Pedestrian door to rear.

SERVICES

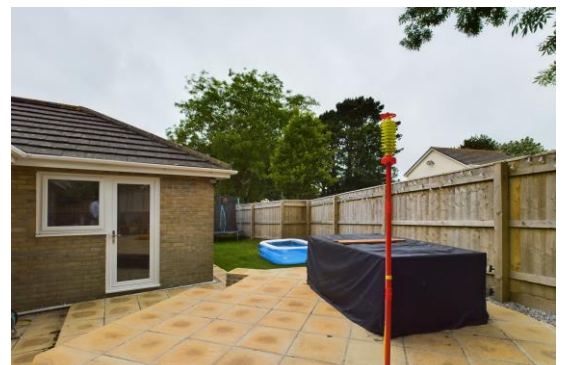
Mains metered water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

DIRECTIONS

From the double roundabout in the centre of Pool, proceed down Church Street and turn right in to Moorfield Road and then next turn right in to Little Treloweth, where the property can be found at the end of the cu-de-sac on the left hand side. If using What3words:- finishers.decoding.establish



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Detached bungalow
- Three bedrooms
- Rear garden
- Parking for four cars
- Double glazing
- Integral garage
- Gas central heating
- Spacious lounge
- Modern kitchen
- Very well presented



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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