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**Pool,  
Redruth**

**Guide Price £265,000**  
**Freehold**







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## **Property Introduction**

Situated within a popular residential development, this modern end terrace house is being offered for sale with no onward chain. The attic has been converted into bedroom accommodation and the property now features three double-size bedrooms over two floors. From the entrance vestibule, stairs lead up to the first floor and a door opens to the lounge where a further door leads to the kitchen/diner.

The bathroom is on the first floor, the property is fully double glazed and there is a gas fired central heating system supplying radiators. With ease of maintenance in mind, both the front and rear gardens have been gravelled and planted with ground cover shrubs, whilst the rear garden has a paved patio and storage shed.

Ideal as a family home or as an investment opportunity, why not view our virtual tour online prior to arranging a viewing?

## **Location**

Pool is situated midway between Camborne and Redruth and is within three quarters of a mile of the A30 trunk road. Out-of-town retail parks can be found within three quarters of a mile and these include supermarkets, DIY stores and fast-food outlets. The north coast at Portreath is within two miles. Conveniently located for schooling of all ages, there is a secondary school within walking distance as is the Cornwall College Campus.

The nearest major town of Redruth is within two and a half miles and here one will find a mainline Railway Station with direct access to London Paddington and the north of England. Truro, the administrative and cultural centre for Cornwall is within thirteen miles and the south coast university town of Falmouth is within a similar distance.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

### **HALLWAY**

Laminate flooring and stairs rising to first floor. Door opening to:-

### **LOUNGE 14' 8" x 10' 2" (4.47m x 3.10m) plus recess**

uPVC double glazed window to the front. Under stairs storage cupboard, coved ceiling, luxury vinyl tiling to floor and radiator. Part glazed door opening to:-

### **KITCHEN/DINER 13' 8" x 9' 5" (4.16m x 2.87m)**

Double glazed window to the rear and double glazed patio doors opening to rear garden. The kitchen area has been remodelled with a range of eye level and base gloss cream units arranged to form a peninsula bar and with adjoining roll top edge working surfaces which incorporates an inset colour coordinated one and a half bowl sink unit with mixer tap. Built-in stainless steel oven, four ring gas hob with cooker hood over and extensive tiled splashbacks. Space and plumbing for an automatic washing machine and integrated fridge/freezer. Vinyl flooring and wall-mounted 'Worcester' gas boiler. Radiator. Stairs to:-

### **FIRST FLOOR LANDING**

Linen storage cupboard and radiator. Doors opening off to:-

### **BEDROOM ONE 12' 5" x 7' 3" (3.78m x 2.21m) maximum measurements**

Double glazed window to the rear. Carpeted flooring and ceiling light. Radiator.

### **BEDROOM TWO 11' 10" x 7' 0" (3.60m x 2.13m)**

Double glazed window to the front. Recessed wardrobe, carpeted flooring and ceiling light. Radiator.

### **BATHROOM**

Double glazed window to the rear. Fitted with a matching suite consisting of a vanity unit with concealed cistern WC, vanity wash hand basin with storage beneath and panelled bath with 'Triton' electric shower over. Extensive tiling to walls and towel radiator.

### **INNER VESTIBULE**

Recessed two door wardrobe and with a staircase to:-

### **SECOND FLOOR**

### **PRINCIPAL BEDROOM THREE 13' 10" x 13' 7" (4.21m x 4.14m) plus recesses, some restricted headroom**

Double glazed window to the side and two double glazed windows to the rear. Featuring a vaulted ceiling, eaves storage, carpeted flooring and wall lights.

### **OUTSIDE FRONT**

To the front the garden has been designed with ease of maintenance in mind and has a range of mature shrubs and pea gravel together with pedestrian access that leads to the side of the property.

### **REAR GARDEN**

The rear garden is enclosed and again continues with a low maintenance theme incorporating gravel areas and low maintenance shrubs together with a patio ideal for outside entertaining. There is a timber storage shed with power and light connected and an external water supply.

### **PARKING**

Parking available for two vehicles adjacent to the property in bay, which is owned by the property.

### **SERVICES**

The following services are available at the property however we have not verified connection. Mains electricity, mains metered water, mains drainage, broadband/telephone subject to tariffs and regulations.

### **AGENT'S NOTES**

The Council Tax band for the property is band 'B'. Our Lettings Director, Ben Nichols, advises that the potential rental income for the property would be in the region of £1200 - £1300 per calendar month.

### **DIRECTIONS**

From Redruth Railway Station, proceed down the hill bearing right at the first set of traffic lights and at the second set of traffic lights turn left. At the next traffic lights turn left, continue along this road and at Barncoose roundabout take the first exit into Barncoose Terrace, after passing a petrol station on the right hand side, turn right into Chariot Road and then continue through into Higher Broad Lane passing a school on your left, turn left into Balkin Way and continue through to Moorfield Road and then turn right into Treloweth Way and the property will be found in the third cul-de-sac on the right. If Using What3Words: martini.hiked.panels



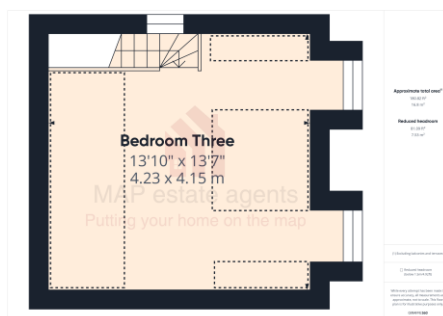
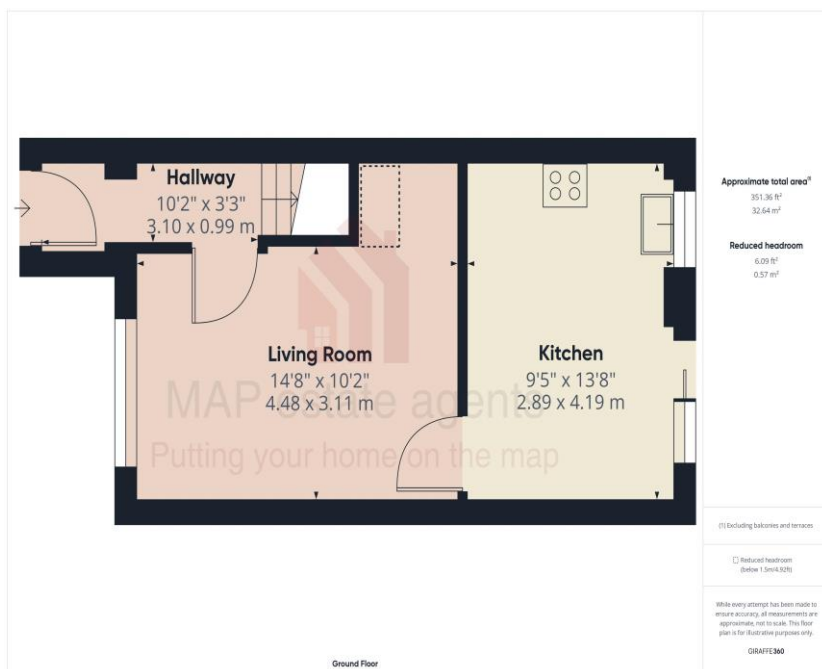
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	79
England & Wales		EU Directive 2002/91/EC	





## MAP's top reasons to view this home

- Modern end terrace house
- Three double size bedrooms
- 14' Lounge
- Fitted kitchen/diner
- Double glazing
- Gas central heating
- First floor bathroom
- Low maintenance gardens
- Allocated parking for two vehicles
- Chain-free sale



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