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**Pool,
Redruth**

**£110,000
Freehold**





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Redruth

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Property Introduction

Offered for sale to cash purchasers only due to a mundic test, this mid-terraced house benefits from no onward chain.

Internally, there is a lounge with an attractive tiled fire surround, a fitted kitchen/diner and the shower room has an easy access shower/wet room. On the first floor, there are two bedrooms, one of which has been temporarily subdivided whilst the other has an en-suite WC. The property has gas central heating and there is uPVC double glazing.

To the outside, one will find an enclosed garden to the front whilst to the rear is a courtyard and an extensive garage/workshop.

The property requires some updating and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Ideally located for local shopping outlets, 'Morrisons' and 'Lidl' are both within walking distance as is Pool Academy. Approximately half a mile away is Cornwall College and the large out-of-town shopping outlets are located to the west of Pool.

The A30 trunk road is one and a half miles distant and Redruth, which has both local and national shopping outlets together with a mainline Railway Station which connects with London Paddington and the north of England, is two miles distant. Portreath on the north coast is within five miles, Truro the commercial and administrative centre for Cornwall is within twelve miles and Falmouth, which is Cornwall's university town on the south coast, is within thirteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

LOUNGE 14' 4" x 11' 6" (4.37m x 3.50m) including stairwell

uPVC double glazed window to the front. Focusing on a wood fire surround with attractive tiled inserts, picture rail and radiator. Staircase to first floor and doorway to:-

KITCHEN/DINER 14' 4" x 9' 1" (4.37m x 2.77m)

uPVC double glazed window to the rear. Fitted with a range of eye-level and base units having adjoining roll top edge working surfaces and incorporating and inset stainless steel single drainer sink unit with mixer tap. Built-in oven, inset four-ring hob with cooker hood over and space and plumbing for an automatic washing machine. Tiled splashbacks and radiator. Door to:-

REAR VESTIBULE

uPVC double glazed door to the rear. Pantry cupboard and door to:-

SHOWER ROOM

uPVC double glazed window to the side. Re-styled with a low level WC, pedestal wash hand basin and easy access shower enclosure with electric shower. Part ceramic tiling to walls and radiator.

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 11' 8" x 11' 1" (3.55m x 3.38m) maximum measurements, irregular shape

uPVC double glazed window to the front. This room has loosely been divided to create two rooms. Radiator.

BEDROOM TWO 10' 6" x 9' 2" (3.20m x 2.79m)

uPVC double glazed window to the rear. Radiator. Door to:-

EN-SUITE WC

Close coupled WC, pedestal wash hand basin and radiator. Wall-mounted gas combination boiler.

OUTSIDE FRONT

To the front of the property, the garden is part enclosed and sets the house back from the pavement.

REAR

The rear consists of a courtyard with pedestrian access leading out onto a rear service lane.

GARAGE/WORKSHOP 18' 0" x 11' 7" (5.48m x 3.53m)

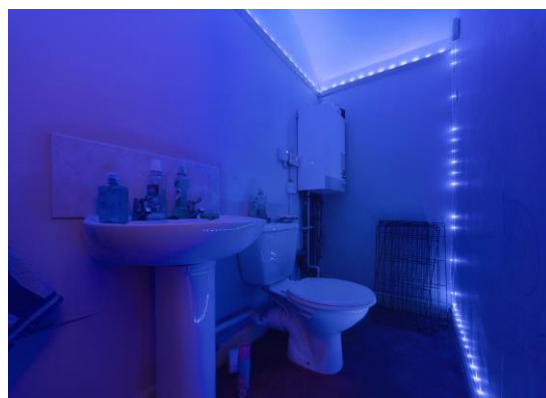
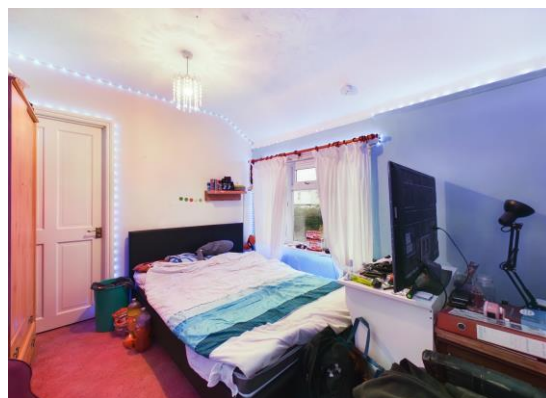
A timber garage/workshop featuring power and light connected.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'. A recent mundic block test shows Grade 'B' in the footings.

DIRECTIONS

Driving along Illogan Highway heading towards Camborne from the Redruth direction, after passing 'Morrisons' supermarket on the right, take the first right into Trevithick Road, take the second left into Tangye Road and No. 6 will be identified on the left-hand side. If using What3words: stool.edit.whips

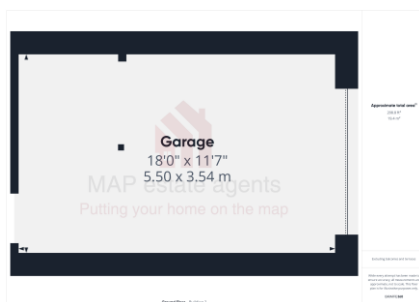
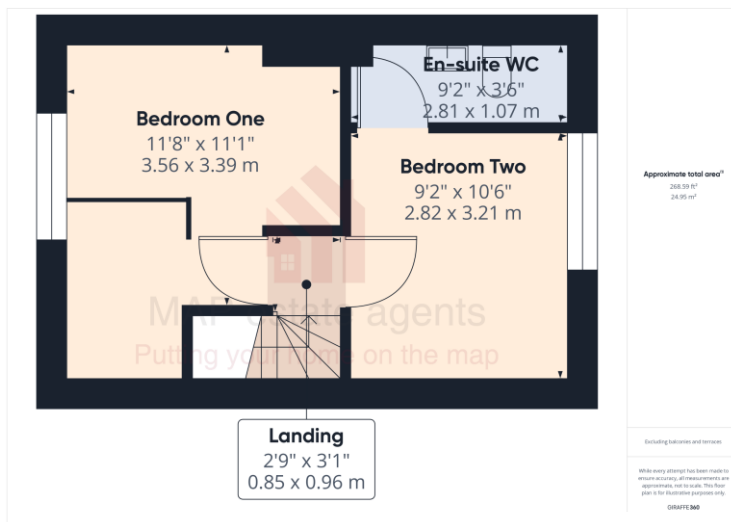


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Cash purchasers only
- Terraced house
- Two bedrooms (one bedroom with en-suite WC)
- 14' Lounge
- 14' Fitted kitchen/diner
- Ground floor shower/wet room
- Gas central heating
- uPVC double glazing
- 18' Garage/workshop
- Needs updating



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