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**Little Treloweth,
Pool, Redruth**

**£270,000
Freehold**





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Property Introduction

Situated at the head of a cul-de-sac and offering a high level of privacy, this detached bungalow is being offered for sale chain free. Benefiting from two double size bedrooms, there is a dual aspect lounge which gives access to a conservatory enjoying an outlook over the rear garden. From the lounge there is a door leading to the garage which has been converted for use as a dining room and store, the garage could be reinstated if desired and the kitchen has a door again into the conservatory and there is a bathroom. Heating is provided by a gas boiler supplying radiators and the property is double glazed.

To the outside, well tended mature gardens surround the bungalow and one will find parking on the driveway.

The property is well presented throughout however, it would benefit from some updating and this is reflected in the marketing price.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

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 takeaway. 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

Aluminium double glazed door opening to:-

HALLWAY

L-shaped with a recessed airing cupboard containing copper cylinder and with shelving. Radiator. Doors opening off to:-

LOUNGE 20' 8" x 10' 5" (6.29m x 3.17m)

Enjoying a dual aspect with a window to the front and aluminium sliding patio door opening to conservatory. Focusing on a gas fire with back boiler set on a hearth. Coved ceiling and radiator. Door to:-

DINING ROOM 12' 3" x 9' 3" (3.73m x 2.82m)

Aluminium double glazed patio door opening to the rear. Inset spotlighting, radiator and door to storage area.

CONSERVATORY 11' 11" x 8' 1" (3.63m x 2.46m)

Triple aspect with full height double glazed windows. uPVC double glazed door to rear, polycarbonate roofing and radiator.

KITCHEN 11' 6" x 8' 3" (3.50m x 2.51m) maximum measurements

Window to the rear. Glazed door to conservatory. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Space for slot-in cooker with hood over and space and plumbing for an automatic washing machine and dishwasher. Ceramic tiled splashbacks and radiator.

BEDROOM ONE 12' 5" x 10' 4" (3.78m x 3.15m)

Window to the rear. Recessed two bi-fold door wardrobe and radiator.

BEDROOM TWO 9' 4" x 8' 5" (2.84m x 2.56m)

Window to the front. Recessed two bi-fold door wardrobe and radiator.

BATHROOM

Window to the front. Fitted with a sage suite consisting of vanity wash hand basin, close coupled WC and panelled bath with shower attachment. Extensive ceramic tiling to walls and radiator.

STORAGE 9' 7" x 4' 5" (2.92m x 1.35m)

Set to the front of the former garage with an up and over door and a connecting door into the dining area.

OUTSIDE FRONT

To the front the garden is enclosed and screened by mature hedging and shrubs giving a high level of privacy. Driveway parking is available for two vehicles and there is pedestrian access to one side.

REAR GARDEN

The rear garden is enclosed, again offering a high level of privacy and is mainly lawned with mature shrubs and hedging. There is an external water supply and timber storage shed.

SERVICES

Services connected are mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

Please be advised 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 then turn right into Moorfield Road just prior to Pool School, take the next right into Little Treloweth where the property will be found at the end of the cul-de-sac ahead of you. If using What3words:- unafraid.delved.walking

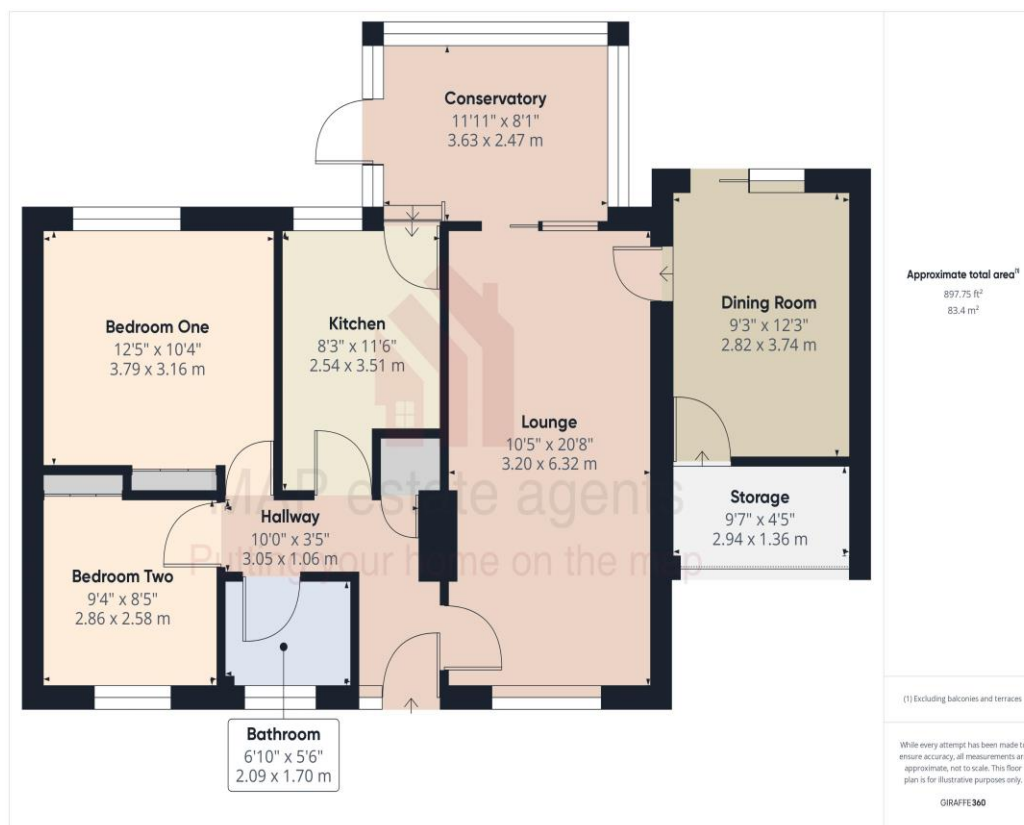


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached bungalow
- Offering a high level of privacy
- Two double size bedrooms
- Dual aspect lounge
- Dining room
- Conservatory to rear
- Fitted kitchen
- Bathroom
- Gas central heating
- Well stocked mature gardens and parking



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