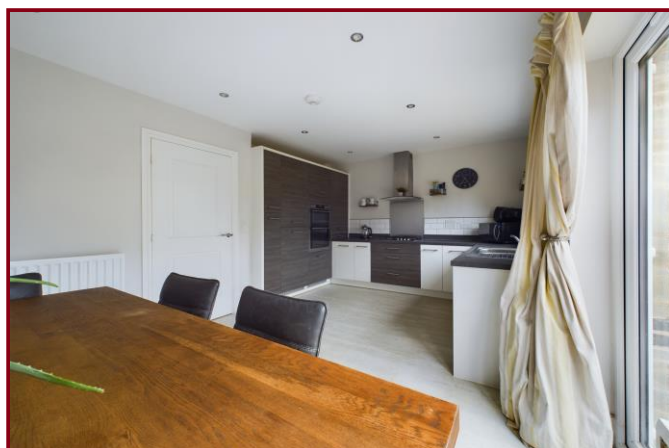




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**Stone Way,  
Pool, Redruth**

**£268,000  
Freehold**







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## Property Introduction

Constructed in 2017 by Redrow Homes, this end terrace stone fronted house is ideal for family occupation. Internally there are three bedrooms on the first floor with the principal bedroom enjoying an en-suite and a family bathroom.

The ground floor has a well proportioned lounge, generous kitchen/diner with integrated appliances and there is a cloakroom.

Heating is provided by a gas combination boiler supplying radiators and the property is fully double glazed.

To the outside parking is available for two cars at the front whilst the rear garden is enclosed and features a storage shed.

## Location

Situated on the popular Mellior Park development, constructed by a well respected national home builders Redrow Homes, the centre of Pool is within a short walk and here one will find major out of town shopping outlets, schooling for all ages and the Cornwall College Campus.

Pool is mid-way between the major towns of Camborne and Redruth, both these towns are steeped in mining history and offer all the conveniences for everyday living including shopping, mainline Railway Stations and banking facilities. Access to the A30 trunk road will be found within three quarters of a mile.

### ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

### ENTRANCE VESTIBULE

Door to lounge and door to:-

### CLOAKROOM/WC

Fitted with a close coupled WC and wall hung wash hand basin. Radiator.

### LOUNGE 17' 4" x 12' 1" (5.28m x 3.68m) maximum measurements

uPVC double glazed small pane effect window to the front elevation. Radiator, under stairs storage cupboard and recessed stairs to the first floor. Panelled door opening to:-

### KITCHEN/DINER 16' 0" x 10' 1" (4.87m x 3.07m) plus recess

uPVC double glazed French door to the rear and a uPVC double glazed door to the rear. Fitted with a range of contrasting base and eye level units having adjoining square edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Integrated eye level AEG double oven, inset gas four ring hob with stainless steel back and cooker hood over, integrated Smeg dishwasher and integrated automatic washing machine. Inset spotlighting and radiator.

### FIRST FLOOR LANDING

A central landing with uPVC double glazed window to the side. Airing cupboard containing 'Ideal' combination gas boiler, radiator and access to loft space. Panelled doors open off to:-

### PRINCIPAL BEDROOM ONE 10' 2" x 10' 2" (3.10m x 3.10m) plus door recess

uPVC double glazed window to the rear. Recessed four door wardrobe, radiator and door to:-

#### EN-SUITE

uPVC double glazed window to the rear. Fitted with a close coupled WC, vanity wash hand basin and tiled shower enclosure with plumbed shower. Towel radiator and spotlighting.

### BEDROOM TWO 10' 10" x 8' 11" (3.30m x 2.72m) maximum measurements

uPVC double glazed small pane effect window to the front elevation. Radiator.

### BEDROOM THREE 9' 1" x 6' 11" (2.77m x 2.11m)

uPVC double glazed small pane effect window to the front elevation. Radiator.

### BATHROOM

Close coupled WC, wall hung wash hand basin and panelled bath with mixer tap and with plumbed shower over. Extensive ceramic tiling to walls and towel radiator.

### OUTSIDE FRONT

To the front of the property there is parking for two vehicles.

### REAR GARDEN

The rear garden is enclosed, there is an extensive patio and timber shed. External water supply and pedestrian access to rear.

### AGENT'S NOTES

Please be advised the Council Tax Band for the property is band 'B'. As with many modern developments there is an annual maintenance charge towards the upkeep of the communal areas to include lighting etc, this is currently £257.00 per year.

### SERVICES

Mains electric, mains drainage, metered mains water and main gas.

### DIRECTIONS

From the centre of Pool head towards Camborne and take the first turning right into the Cornwall College Campus, at the V-junction turn left and follow this road for virtually its full length passing a turning on the right and the property will be found on the right hand side. If using What3words:- radar.roadways.conveying



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96  A
81-91	B	84  B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Modern end terrace house
- Attractive stone frontage
- Three bedrooms
- Principal bedroom with en-suite
- Lounge
- Fitted kitchen/dining room
- First floor bathroom and cloakroom
- Gas central heating
- Double glazing
- Garden and parking



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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