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**Pool,
Redruth**

**£230,000
Freehold**





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Property Introduction

Situated on the popular Heartlands development and set around the historic South Crofty Mine site, this mid-terraced house was built in 2014 and is ideal for family occupation or as a first home.

Benefiting from three bedrooms and a family bathroom on the first floor, the ground floor has a fitted kitchen with integrated appliances and from here there is access to a lounge/dining room which overlooks the enclosed rear garden. There is a cloakroom/WC, heating is provided by a gas combination boiler and there is a solar panel on the roof which is owned by the property. With the exception of the double glazed French doors opening onto the rear garden, the windows are all triple glazed.

To the rear there is an enclosed, mainly lawned garden with a deck seating area immediately off the lounge and with storage under. To the rear of the garden there is a parking space. Sure to attract interest, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Heartlands, part of the world mining heritage site is a centre for celebrating Cornish heritage and culture, there is a play area for younger children and the area often hosts special events. Pool offers schooling for all ages within walking distance, there are out of town retail outlets nearby and access to the A30 trunk road.

The nearest major town, Redruth, is within two and a half miles and here one will find both local and national shopping outlets, a Post Office and mainline Railway Station with direct links to London and the north of the country. Portreath on the north coast is within five miles, Truro the administrative and shopping centre for Cornwall is within twelve miles and the south coast university town of Falmouth is within thirteen miles.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

HALLWAY

Generous in size with stairs to the first floor, radiator and laminate flooring. Door to cloakroom and door to:-

KITCHEN 13' 5" x 7' 9" (4.09m x 2.36m) maximum measurements

uPVC triple glazed window to the front. Fitted with a range of contemporary style eye level and base units having adjoining roll

top edge working surfaces and incorporating a breakfast bar. Inset stainless steel one and a half bowl sink unit with mixer tap, built-in stainless steel oven with four ring gas hob and with a stainless steel cooker hood over. Space and plumbing for an automatic washing machine and space for a fridge/freezer. Laminate flooring. Squared archway through to:-

LOUNGE/DINER 15' 8" x 13' 5" (4.77m x 4.09m)

uPVC triple glazed window to the rear and double glazed French doors opening onto the rear garden. Laminate flooring, two radiators and understairs storage cupboard.

CLOAKROOM

Close coupled WC and pedestal wash hand basin. Radiator and laminate flooring.

FIRST FLOOR LANDING

A central landing with an airing cupboard containing a combination 'Baxi' gas boiler. Access to loft space and radiator. Doors opening off to:-

BEDROOM ONE 13' 1" x 8' 4" (3.98m x 2.54m)

uPVC triple glazed window to the front enjoying an outlook across the tree lined entrance to the development. Radiator.

BEDROOM TWO 13' 7" x 8' 4" (4.14m x 2.54m)

uPVC triple glazed window to the rear. Radiator.

BEDROOM THREE 8' 4" x 7' 0" (2.54m x 2.13m)

uPVC triple glazed window to rear. Radiator.

BATHROOM

uPVC triple glazed window to front. Fitted with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Extensive ceramic tiling to walls and radiator.

OUTSIDE FRONT

The property is set back from the pedestrian access by dwarf walling with railings.

REAR GARDEN

The rear garden is enclosed, there is a patio immediately off the lounge/diner and steps lead down to the remainder of the garden which is mainly lawned. Beneath the raised patio there is storage.

PARKING

Parking is to the rear of the property.

SERVICES

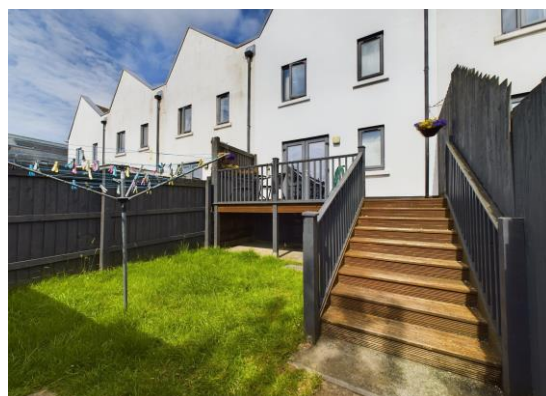
Services connected include mains gas, mains water (metered), mains drainage and mains electricity.

AGENT'S NOTE

Please be advised the Council Tax Band for the property is band 'B'. There is an estate charge which is common for modern developments of £102.41 payable every six months. The property owns the solar panel on the roof.

DIRECTIONS

From the centre of Pool heading towards Camborne passing Cornwall College on the right hand side, turn next left into Robinsons Avenue and continue along the full length of Robinsons Avenue turning right and parking along this road, walk down the pedestrian access opposite Robinsons Avenue where the property will be identified by our MAP For Sale board. If using What3words:- vines.establish.gems

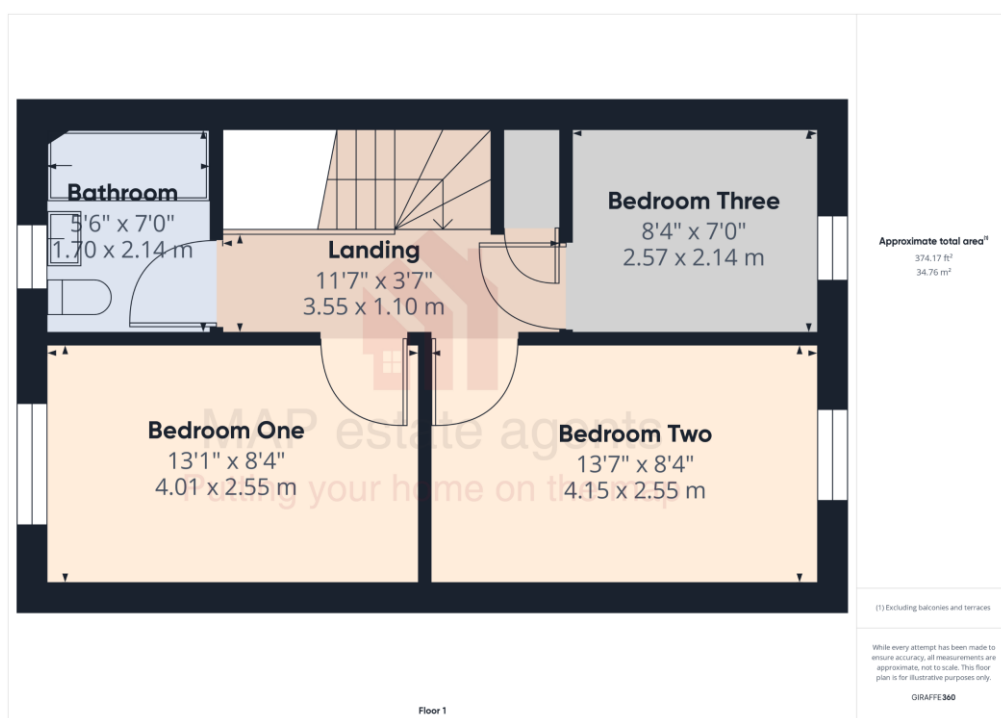


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Modern mid-terrace house
- Presented to a high standard throughout
- Three bedrooms
- Open plan living room and kitchen
- First floor family bathroom
- Triple glazing (excluding patio doors)
- Modern gas central heating
- Enclosed rear garden
- Parking
- Ideal first home



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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