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**Stone Way, Pool,
Redruth**

**Guide Price £265,000
Freehold**





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Property Introduction

Constructed in 2018 by Redrow Homes, this mid terraced house was formerly used as one of the show homes for this development.

Beautifully presented throughout, this property would suit a first time buyer or those looking to downsize to a more manageable home. There are two double size bedrooms and a bathroom on the first floor, the ground floor has a contemporary style fitted kitchen whilst the lounge/diner overlooks the enclosed garden to the rear. There is a cloakroom/WC on the ground floor, the house is fully double glazed and heating is provided by a mains gas combination boiler supplying radiators.

One will find two parking spaces to the front and the rear garden has been designed to be easy to maintain, there are two riven slab patios with artificial grass and raised beds.

Sure to attract attention, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated on the popular Meadow Park development, constructed by a well respected national home builder, 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 of these towns are steeped in mining history and offer all the conveniences for everyday living including shopping, main line railway stations and banking facilities.

Access to the A30 trunk road will found within three quarters of a mile, the north coast at Portreath will be found within 4 miles and Truro, the commercial and shopping centre for Cornwall will be within 14 miles. Falmouth, Cornwall's university town on the south coast is within 13 miles.

ACCOMMODATION COMPRISES:

Composite double glazed door opening to:

HALLWAY

Stairs to first floor incorporating understairs storage cupboard, laminate flooring and radiator. Doors open off to:

LOUNGE/DINER 15' 0" x 14' 4" (4.57m x 4.37m)

uPVC double glazed window to rear and uPVC double glazed door to rear. Laminate flooring and radiator.

KITCHEN 8' 8" x 8' 2" (2.64m x 2.49m)

uPVC double glazed window to the front. Fitted with a range of eye level and base units in a contemporary design with attached roll top edge working surfaces incorporating a porcelain single drainer sink unit with mixer tap. Built in oven with four ring gas hob over and with a stainless steel and glass cooker hood. Space and plumbing for an automatic washing machine, ceramic tiled splashbacks and cupboard housing Ideal Logic gas combination boiler.

CLOAKROOM/WC

Close coupled WC and pedestal wash hand basin. Radiator.

FIRST FLOOR LANDING

A central landing with access to loft space and with a recessed cupboard. Radiator. Doors open off to:

BEDROOM ONE 15' 0" x 9' 9" (4.57m x 2.97m)

Two uPVC double glazed windows to the rear. Three mirrored fronted sliding door wardrobe and radiator.

BEDROOM TWO 15' 5" x 8' 6" (4.70m x 2.59m)

uPVC double glazed window to the front. Radiator.

BATHROOM

uPVC double glazed window to the front. Contemporary in design with a close coupled WC, pedestal wash hand basin and twin grip panelled bath with plumbed shower over. Extensive ceramic tiling to walls, radiator and door to overstairs storage cupboard.

OUTSIDE FRONT

To the front there are two parking spaces and a dwarf wall set back from the parking area.

REAR

The rear garden is enclosed, secure for younger children and pets and features an extensive riven slab patio immediately to the rear of the property. There is a further riven slab patio/seating area at the bottom of the garden, timber storage shed and a specimen Cherry Blossom tree. The remainder of the garden is laid with artificial grass and there are raised planted beds. External water supply and pedestrian access to side.

AGENTS NOTE

Please be advised the property is Band B for Council Tax.

SERVICES

The property benefits from mains gas, mains electric, mains drainage and mains water (metered).

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 then there is a cul de sac on the right where No. 7 will be found on the left hand side. If using What3words: faster.parkland.geologist.

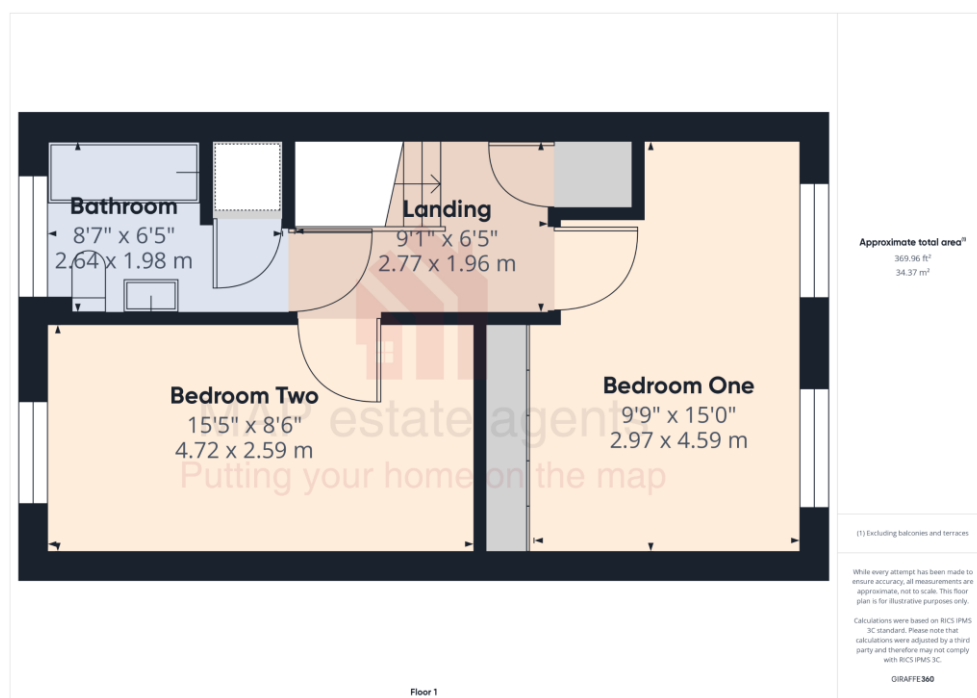
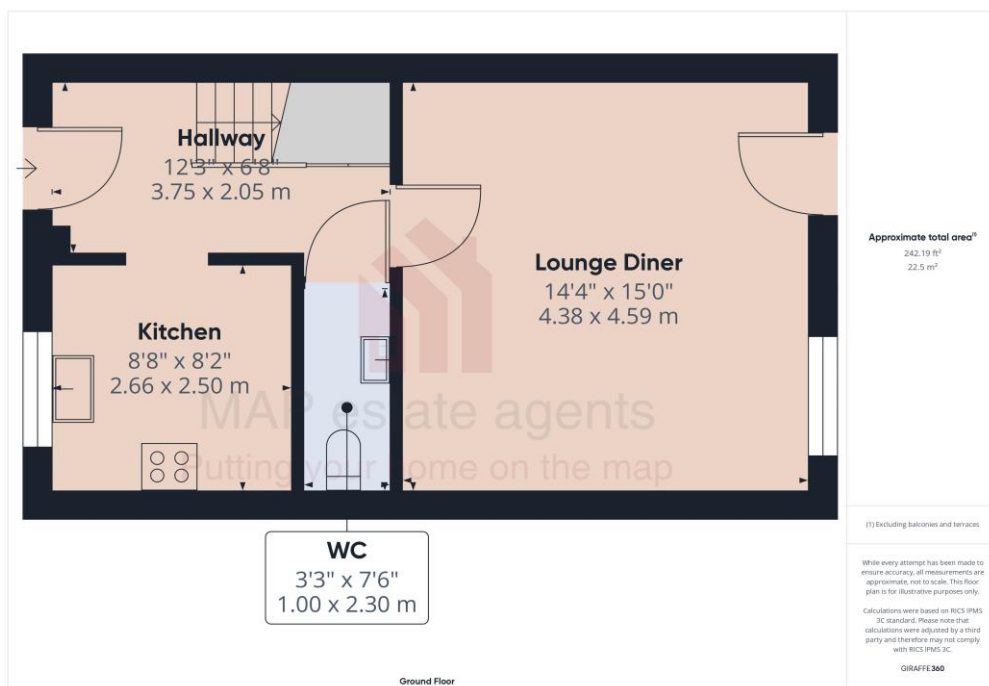


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Modern mid-terrace house
- Two double bedrooms
- Lounge/dining room
- Contemporary style fitted kitchen
- First floor bathroom
- Gas central heating
- uPVC double glazing
- Enclosed low maintenance garden to rear
- Parking for two cars
- Ideal for first time buyers



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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