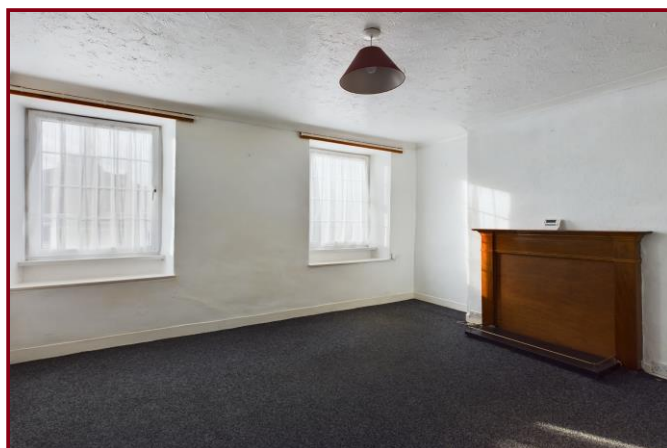




**MAP estate agents**  
Putting your home on the map

**Church Road,  
Pool, Redruth**

**£150,000  
Freehold**







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## **Property Introduction**

Situated in the heart of the village, this end terrace cottage is being offered for sale chain free.

Ideal for the first time buyer or as a rental property there are two bedrooms and a remodelled bathroom on the first floor whilst on the ground floor one will find a lounge, a separate dining room, a re-fitted kitchen and a useful side vestibule with a door leading out to the courtyard garden. The windows are uPVC double glazed and there is gas fired central heating via a combination boiler.

To the outside there is a courtyard style garden to the side which is stocked with shrubs and a Cornish palm, there is pedestrian access out to the front and includes an outside WC.

A deceptive property which is competitively priced to attract a sale, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

Pool offers schooling for all ages within walking distance, there are out of town retail units close by and there is access to the A30 trunk road within half a mile. The nearest major town, Redruth, is within two and a half miles and here one will find both local and national shopping outlets along with a 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**

uPVC double glazed door opening to:-

#### **ENTRANCE VESTIBULE**

Stairs to first floor and door to:-

#### **LOUNGE 13' 8" x 13' 0" (4.16m x 3.96m) maximum measurements**

Two uPVC double glazed windows to the side. False wood fire surround and radiator. Door to:-

#### **DINING ROOM 12' 6" x 8' 6" (3.81m x 2.59m)**

uPVC double glazed window to side. Radiator. Archway through to:-



### KITCHEN 8' 2" x 6' 8" (2.49m x 2.03m)

uPVC double glazed window to front. Remodelled with a range of gloss light grey eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit. Space and plumbing for an automatic washing machine, ceramic tiled floor and ceramic tiled splashback. Gas cooker point. Door to:-



### SIDE VESTIBULE 6' 7" x 4' 10" (2.01m x 1.47m) plus door recess

uPVC double glazed window to the front. Door to rear. Ceramic tiled floor.

### FIRST FLOOR LANDING

uPVC double glazed window to side. Doors off to:-

### BEDROOM ONE 9' 4" x 8' 10" (2.84m x 2.69m)

Enjoying a dual aspect with uPVC double glazed windows to the front and side. Access to loft space and radiator.



### BEDROOM TWO 13' 1" x 6' 8" (3.98m x 2.03m)

uPVC double glazed window to side. Radiator. Two double door wardrobe.

### BATHROOM

uPVC double glazed window to front. Remodelled with a close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower fed from the gas boiler. Cupboard housing 'Baxi' combination gas boiler with shelving beneath, extensive ceramic tiling to walls and radiator.



### OUTSIDE REAR AND SIDE

There is an enclosed courtyard with a range of mature shrubs including a Cornish Palm. Pedestrian access leads out to the front of the property and there is an outside WC with a low level WC and wash hand basin with cold water supply.

### SERVICES

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

### AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'A'.

### DIRECTIONS

On entering the village of Pool from the Redruth side, at a staggered mini-roundabout the property will be identified on the right hand side at the start of Church Road. If using What3words:- conclude.outlooks.pirates

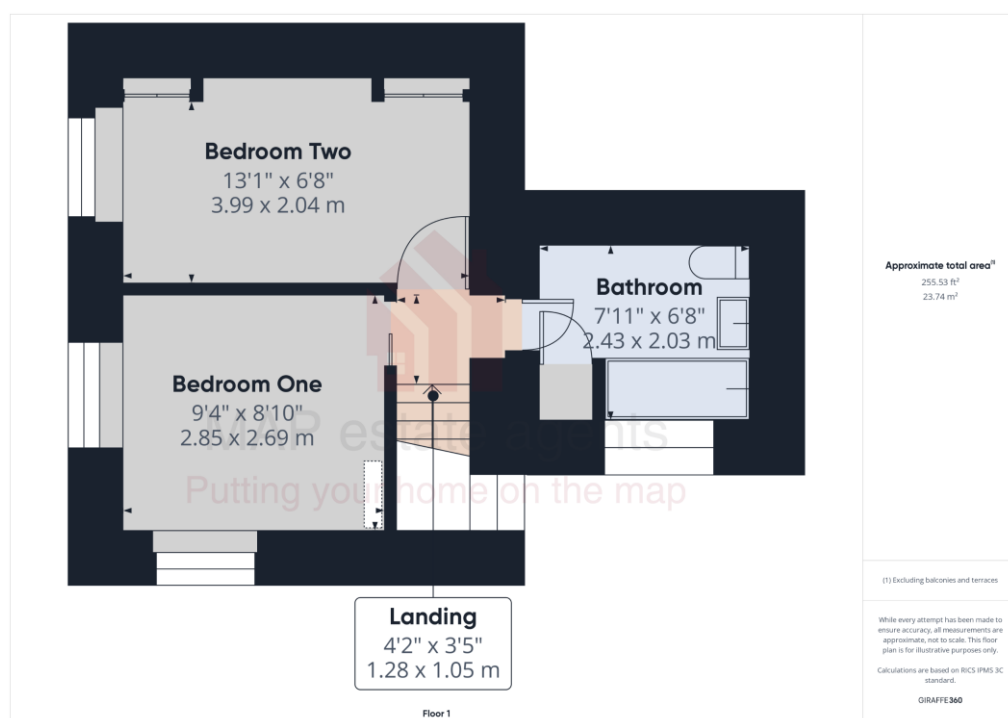
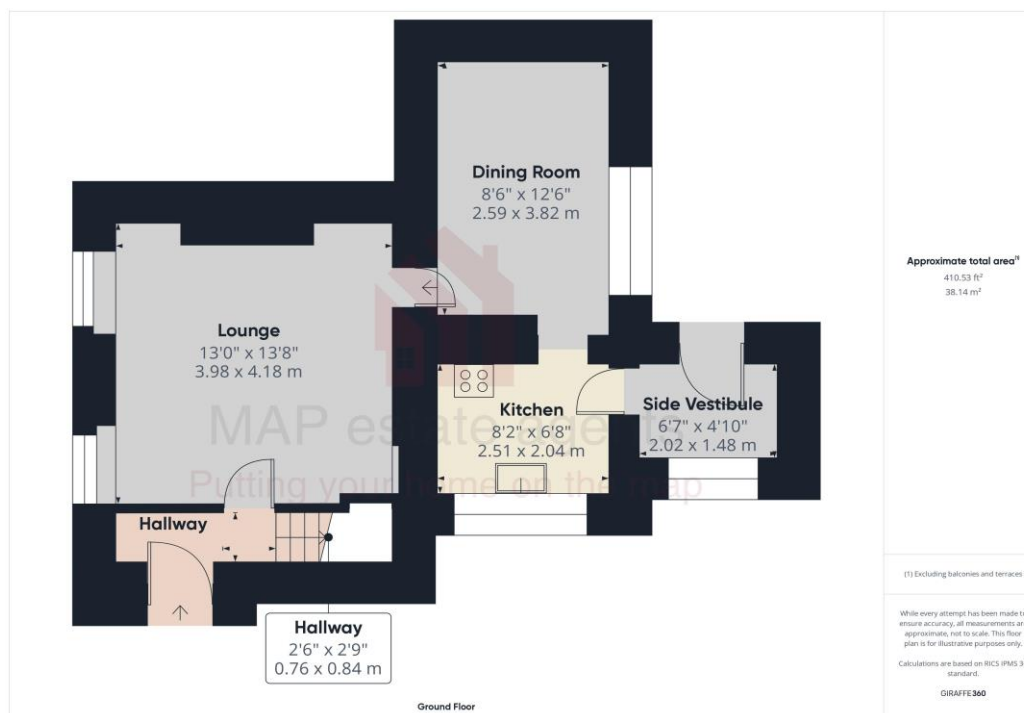


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Chain free sale
- Central village location
- Two bedrooms
- Lounge
- Dining room
- Refitted kitchen
- Double glazing
- Gas central heating
- Large courtyard style garden
- Competitively priced to attract interest



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[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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