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**Townfield,
Pool, Redruth**

**£287,000
Freehold**





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Property Introduction

A detached modern bungalow, being offered for sale with vacant possession, located in an end of cul-de-sac position within a short distance of the A30.

Benefiting from uPVC double glazed windows and doors as well as a comprehensive gas fired central heating system, the property is well-presented and briefly comprises of an entrance hallway accessing into the lounge/diner, conservatory, two bedrooms with built-in wardrobes, fitted kitchen and shower room.

Externally a driveway offers off-road parking for two cars with access to a single detached garage with power connected. A pathway via the side of the bungalow accesses the enclosed rear garden.

Location

Pool is situated between the towns of Camborne and Redruth with local amenities nearby including a supermarket college and schools and easy access to the A30. Both north and south coasts with their contrasting coastlines are ideal for water sports enthusiasts as well as the ability to enjoy their natural landscapes taking in our beautiful coastline.

The city of Truro lies approximately fifteen miles distant being the main centre in Cornwall for business and commerce with its cobbled streets, three spired cathedral and Hall for Cornwall located on the Piazza.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

Radiator. Built-in storage cupboard housing the gas fired boiler.

LOUNGE/DINER 22' 4" x 10' 2" (6.80m x 3.10m)

Double glazed window to the front elevation with view across to Carn Brea. Radiator and feature gas fire with attractive fire surround and mantel.

CONSERVATORY 9' 9" x 8' 6" (2.97m x 2.59m)

Double glazed door to exterior.

FITTED KITCHEN 11' 9" x 9' 2" (3.58m x 2.79m)

Double glazed door to exterior. Double glazed window. Single sink unit with mixer tap, a range of base and wall mounted storage cupboards, recess for cooker. Plumbing for automatic washing and a range of work surfaces, radiator and tiled floor.

BEDROOM ONE 11' 3" x 9' 9" (3.43m x 2.97m) plus door recess

Double glazed window to rear elevation. Built-in wardrobes, radiator.

BEDROOM TWO 8' 4" x 8' 3" (2.54m x 2.51m)

Double glazed window to front elevation. Radiator. Built-in wardrobes.

SHOWER ROOM

Double glazed window. Radiator. Walk-in shower, close coupled WC and pedestal wash hand basin. Extractor fan.

OUTSIDE FRONT

Immediately to the front of the property is a driveway offering parking facilities and accessing the garage. The front garden has a range of shrubs and a pathway via the side of the property leads around to the rear garden.

DETACHED SINGLE GARAGE not measured

Single up and over door. Electric, light and power points connected.

REAR GARDEN

The garden is enclosed with fencing and offers a variety of shrubs.

SERVICES

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

AGENT'S NOTES

The Council Tax band for the property is band 'C'.

The property benefits from reduced electricity costs from solar panels owned and maintained by Homesun, who have a 25 year lease which commenced October 2011.

DIRECTIONS

From Agar Road at the roundabout turn right taking you into Trevenson Road, continuing a short distance. At the roundabout turn right, continue up the hill taking the third turning on the right hand side into Townfield. Follow the road in to the end turning left where the property is found on the left hand side at the end of the cul-de-sac. If using What3words:- snippet.moods.hawks



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	89
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Detached modern two bedroom bungalow
- Lounge/diner with feature gas fire
- Conservatory
- View across to Carn Brea
- uPVC double glazed windows and doors
- Gas central heating system and solar panels
- Shower room
- Ideal location for access to A30
- Garage plus driveway parking
- End of cul-de-sac location



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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