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**Church Road,
Pool, Redruth**

**£255,000
Freehold**





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Property Introduction

Offered for sale chain free, this detached family size house was constructed some twenty years ago and benefitted from updating to include a new kitchen and bathrooms three years ago.

Internally there are three double size bedrooms with the principal having an en-suite, there is a dual aspect lounge/dining room, a contemporary style kitchen and continuing the modern theme a first floor bathroom and ground floor WC. The property has full uPVC double glazing and there is gas central heating with a combination gas boiler being wall mounted within the garage.

To the outside a brick paviour driveway gives parking for two vehicles, there is a garage and the rear garden is enclosed, largely lawned and features a paved patio, making it ideal for those with pets and younger children. Requiring a closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended prior to arranging a physical 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 with side screen opening to:-

HALLWAY

Recessed turning staircase to the first floor. Laminate flooring and radiator. Inset spotlighting. Vertical panelled doors open off to:-

WC

Close coupled WC and wall mounted wash hand basin. Radiator and laminate flooring.

LOUNGE/DINING ROOM 17' 7" x 11' 2" (5.36m x 3.40m) maximum measurements

Enjoying a dual aspect with two uPVC double glazed windows to the side and a uPVC double glazed patio door opening to the rear. Understairs storage cupboard, laminate flooring, two radiators and coved ceiling. Vertical panelled door to:-

KITCHEN 9' 8" x 9' 0" (2.94m x 2.74m)

uPVC double glazed door and window to rear. Refitted in 2023 with a range of mid-grey high gloss eye level and base units having adjoining square edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Complementary splashbacks, built-in stainless steel oven, four ring stainless steel gas hob with cooker hood over featuring a glass splashback. Integrated fridge and freezer, space and plumbing for automatic washing machine and laminate flooring. Inset spotlighting and coved ceiling.

FIRST FLOOR LANDING

A central landing with access to loft space and with vertical panelled doors opening off to:-

PRINCIPAL BEDROOM 12' 8" x 10' 9" (3.86m x 3.27m)

uPVC double glazed window to side. Radiator and coved ceiling. Vertical panelled door to:-

EN-SUITE

uPVC double glazed window to side. Remodelled in 2023 to incorporate a vanity wash hand basin, close coupled WC and shower enclosure with 'Mira' electric shower. Extensive shower panelling to walls, laminate floor, radiator and coved ceiling.

BEDROOM TWO 13' 3" x 9' 6" (4.04m x 2.89m) plus recess

uPVC double glazed window to the side. Radiator and coved ceiling.

BEDROOM THREE 12' 5" x 8' 1" (3.78m x 2.46m) plus recess

uPVC double glazed window to the side. Radiator and coved ceiling.

FAMILY BATHROOM

uPVC double glazed window to the front. Again, remodelled as part of the upgrade to the property and featuring a vanity wash hand basin, close coupled WC and panelled bath with plumbed rain head shower over. Shower panelling to walls, laminate flooring, radiator and coved ceiling.

OUTSIDE FRONT

To the front of the property there is an extensive brick paviour driveway giving access to the garage and offering additional parking for two vehicles. Gated pedestrian access leads to either side of the property.

GARAGE 16' 7" x 9' 6" (5.05m x 2.89m) maximum measurements

Having a roller door and power and light connected. Wall mounted 'Worcester' combination gas boiler.

REAR GARDEN

The rear garden is enclosed largely lawned with a paved patio and there is a raised planted bed to the rear. External water supply.

AGENT'S NOTE

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

SERVICES

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

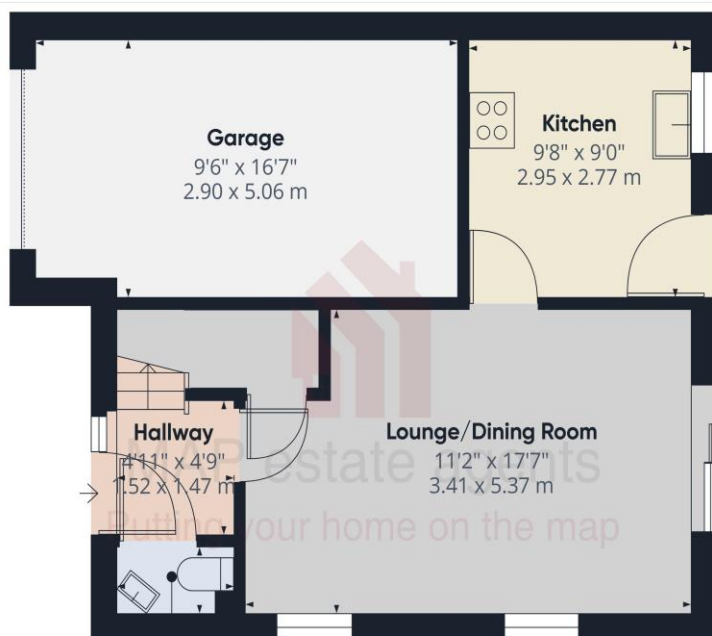


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	73	85
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Chain free sale
- Detached non-estate house
- Three double size bedrooms
- Principal with en-suite
- Lounge/dining room
- Remodelled bathroom
- Remodelled kitchen
- Double glazing and gas central heating
- Enclosed rear garden
- Garage and parking



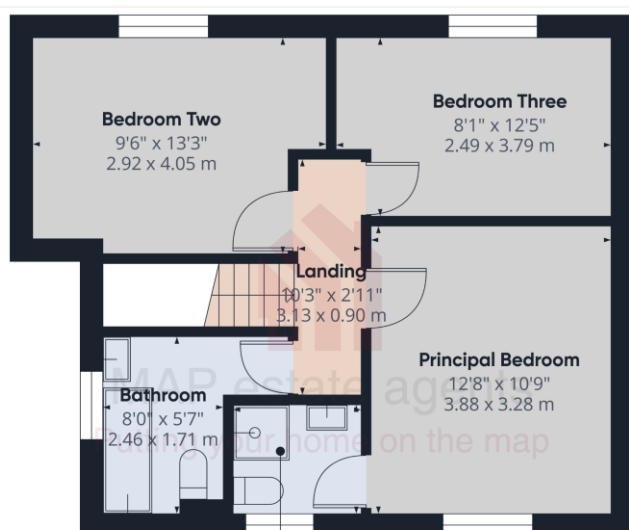
Approximate total area⁽¹⁾
495.88 ft²
46.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Ground Floor



Approximate total area⁽¹⁾
465.96 ft²
43.29 m²

(1) Excluding balconies and terraces

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Floor 1

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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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