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**Trevenson Road,
Pool, Redruth**

Guide Price £340,000
Freehold





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Property Introduction

A perfect family home! This deceptive Edwardian semi-detached house boasts comfortable yet versatile living accommodation.

Having three bedrooms, there is a good size lounge/dining room, a refitted high specification kitchen/breakfast room, a utility and a cloakroom and to the first floor is a main bedroom with bay window, two further bedrooms and a family bathroom.

To the outside is driveway parking for several cars and through a gated area to the side of the property there is a further area of parking where you will find a detached garage and a car port plus an enclosed garden.

A private and fully enclosed rear garden is located at the rear of the property accessed through the car port.

Location

The property is situated between Camborne and Redruth and is within close proximity to the local primary and secondary schools and walking distance of the local Cornwall college. Pool is situated between the towns of Redruth and Camborne both of which offer a range of retail facilities and schooling for all ages, close by are supermarkets, DIY stores and the The Carn Brea Leisure Centre. Access to the main A30 trunk road is within a mile and the north coastal beaches are easily accessible.

ACCOMMODATION COMPRISES

uPVC door leads into:-

ENTRANCE HALL

Feature tiled floor. Feature wooden door with glass panels leading into:-

HALLWAY

Door leading into living room/dining room and door leading into kitchen. Stairs leading to first floor landing with storage space under. Feature tiled floor throughout. Ceiling rose with feature light. Radiator.

LIVING/DINING ROOM 23' 5" x 11' 11" (7.13m x 3.63m) plus bay and recess

This 23' living/dining room with wood burner has a double glazed bay window to the front elevation and double glazed French doors to the rear elevation. Two radiators. Solid wood flooring.

KITCHEN/BREAKFAST ROOM 21' 1" x 11' 4" (6.42m x 3.45m)

A light and airy kitchen with a mixture of full height wall, base and drawer units with work surface over incorporating a one and a half sink bowl with mixer tap and double glazed window above. To the corner is a storage cupboard housing the gas combination boiler. Integrated dishwasher and integrated double eye level oven, dishwasher and 'Neff' hob with chimney cooker hood above. Tiled splashback along two walls. Large island in the middle of the kitchen and feature light. French doors to rear elevation and door to:-

UTILITY 6' 6" x 6' 2" (1.98m x 1.88m)

Space for washing machine/tumble dryer and fridge/freezer. Full height cupboard. Door leading into cloakroom. Double glazed window to rear elevation. Radiator.

CLOAKROOM

Double glazed window to rear. WC, wash hand basin with vanity unit under.

FIRST FLOOR LANDING

A spacious landing with door to storage cupboard and doors off to all first floor accommodation. Radiator.

BEDROOM ONE 13' 11" x 10' 9" (4.24m x 3.27m) maximum measurements into bay

uPVC double glazed bay window to the front elevation. Radiator.

BEDROOM TWO 12' 2" x 11' 5" (3.71m x 3.48m)

Well-proportioned second bedroom with double glazed window to rear elevation. Radiator.

BEDROOM THREE 8' 4" x 7' 4" (2.54m x 2.23m)

Single bedroom with double glazed window to front elevation. Radiator.

BATHROOM

Suite comprising of corner shower with tiled splashback and glazed door, WC, wash hand basin with vanity unit under and panelled bath with mixer shower. Double glazed obscure window to side elevation. Dual power towel radiator.

GARAGE 21' 4" x 10' 1" (6.50m x 3.07m) maximum measurements

Up and over garage door leads into the garage. Two strip lights.

CAR PORT 15' 7" x 15' 1" (4.75m x 4.59m)

To the side is a car port with parking for at least two cars. Gate to the rear leading to the garden.

OUTSIDE

The property is approached at the front with parking for several cars. To the side of the property is a driveway for parking leading along the side of the property to the rear where there is ample parking for a number of vehicles, garage and a car port. A single gate in the car port leads to the rear garden which is paved with mature planted raised flowerbeds. The garden is fully enclosed and provides a good degree of privacy with a lawn and decked seating area.

SERVICES

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

AGENT'S NOTE

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

DIRECTIONS

On entering the village of Pool from the Redruth side, at a staggered mini-roundabout proceed into Trevenson Road and the property is located on the right hand side by our Sale Board. If using What3Words:- trainer.masses.northward

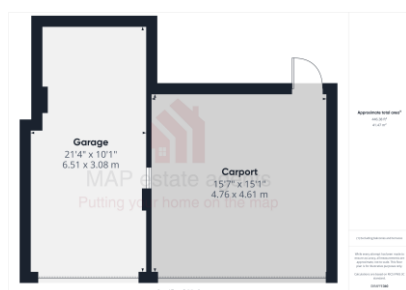
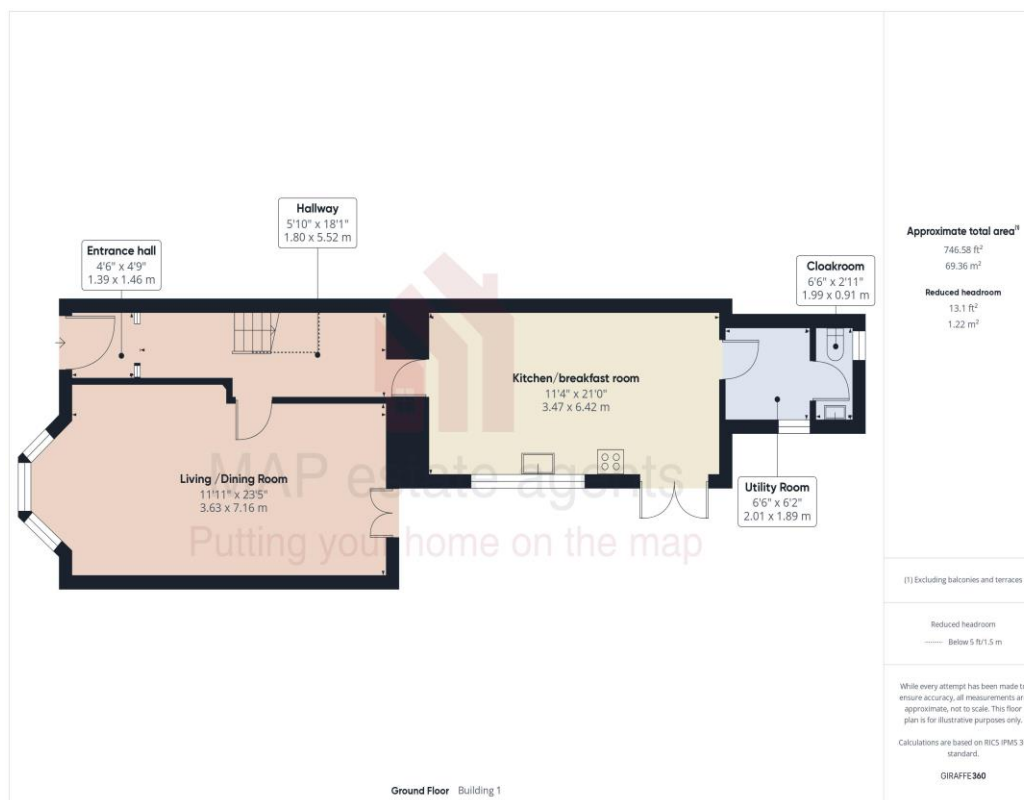


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	58	80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached Edwardian house
- Three bedrooms
- Spacious kitchen
- 23' Lounge/dining room
- Utility room
- Cloakroom
- Family bathroom
- Parking
- Gas central heating
- Car port



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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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