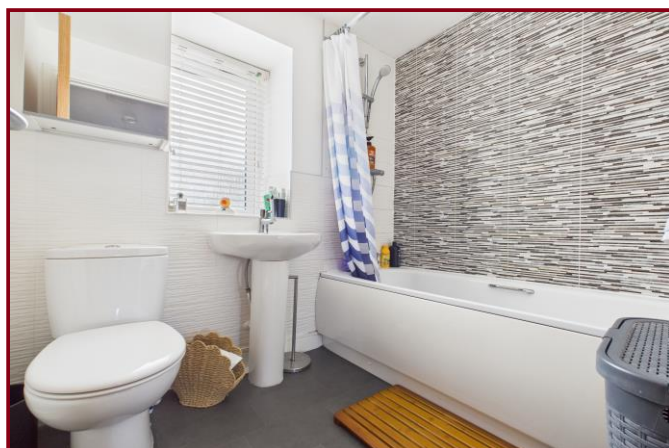




**MAP estate agents**  
Putting your home on the map

**Woolf Place,  
Pool, Redruth**

**£260,000  
Freehold**







**Woolf Place,  
Pool, Redruth**

**£260,000  
Freehold**

## **Property Introduction**

Situated within the popular Heartlands development close to the centre of Pool and located within a cul-de-sac, this modern end terrace house has been designed to be energy efficient and offers well proportioned family size accommodation. The property has three bedrooms and a bathroom on the first floor, on the ground floor there is an open plan lounge/dining area with a fitted kitchen together with a separate WC/cloakroom. Heating is to radiators via a gas combination boiler and the windows are triple glazed with the exception of the French doors to the rear of the lounge which are double glazed.

Set back from the road to the front, to the rear is an enclosed, lawned garden with a raised decked patio and access to a large storage shed/workshop. Allocated parking is available to the rear of the property with an electric vehicle charging point. Well presented throughout, this family size home requires a closer inspection to be fully appreciated. Interested? Why not book your appointment to view today!

## **Location**

Heartlands is the cultural and entertainment hub for the area and regularly holds events that reflect Cornwall's mining heritage and also offers entertainment for all the family. Major out of town shopping outlets are available at Pool, there is access to both the major towns of Camborne and Redruth within two and a half miles both of which have a mainline railway stations and the A30 is within half a mile.

### **ACCOMMODATION COMPRISES**

Composite door opening to:-

#### **ENTRANCE HALLWAY**

Recessed stairs to the first floor. Utility cupboard and laminate flooring. Radiator. Door to:-

#### **CLOAKROOM**

Close coupled WC, pedestal wash hand basin and a radiator.

#### **KITCHEN/BREAKFAST ROOM 13' 0" x 7' 10" (3.96m x 2.39m) maximum measurements**

uPVC triple glazed window to the front. Fitted with a range of modern eye level and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Integrated dishwasher, integrated cooker and stainless steel four ring gas hob with stainless steel splashback and cooker hood. Breakfast bar, plumbing for automatic washing machine and square archway through to:-

### LOUNGE/DINING ROOM 15' 9" x 13' 10" (4.80m x 4.21m)

uPVC triple glazed window to the rear and uPVC double glazed French doors opening to the rear garden. Laminate flooring, two radiators and featuring LED skirting lights. Understairs storage cupboard.

### FIRST FLOOR LANDING

Access to loft space, recessed storage cupboard containing gas combination boiler and radiator. Doors opening off to:-

### BEDROOM ONE 13' 10" x 8' 5" (4.21m x 2.56m)

uPVC triple glazed window to the rear. Radiator.

### BEDROOM TWO 12' 9" x 8' 5" (3.88m x 2.56m)

uPVC triple glazed window to the front. Radiator.

### BEDROOM THREE 8' 5" x 7' 0" (2.56m x 2.13m)

uPVC triple glazed window to the rear. Radiator.

### BATHROOM

uPVC triple glazed window to the front. Fitted with a white contemporary style suite consisting of close coupled WC, vanity wash hand basin and panelled bath with plumbed shower over. Extensive ceramic tiling to walls and radiator.

### OUTSIDE FRONT

To the front there is a boundary wall with access to a service strip at the front of the property which is useful for storage purposes. Electric vehicle charging point and outside tap.

### REAR GARDEN

The rear garden is enclosed, of a good size and laid mainly to lawn with planted borders, there is a patio immediately to the rear of the property and to one side there is a raised decked seating area which leads to the shed/workshop at the side of the house which has power and light connected. External water supply.

### PARKING

Rear pedestrian access leads to a parking area where there is a dedicated parking space for one vehicle.

### SERVICES

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

### AGENT'S NOTE

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

### DIRECTIONS

From the centre of Pool, head towards Cornwall College and after the college turn left into Robinson Avenue, take the second turning left into Fordh an Bal and then turn first left into Woolf Place where the property will be identified at the bottom of the road on the left indicated by our For Sale Board. If using What3words:- penned.hopefully.cope

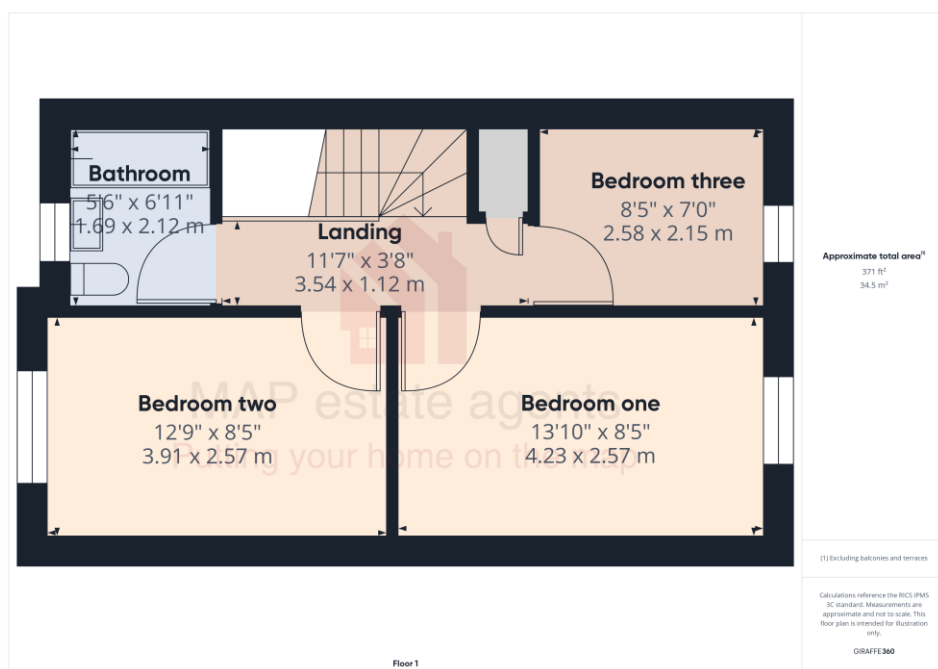
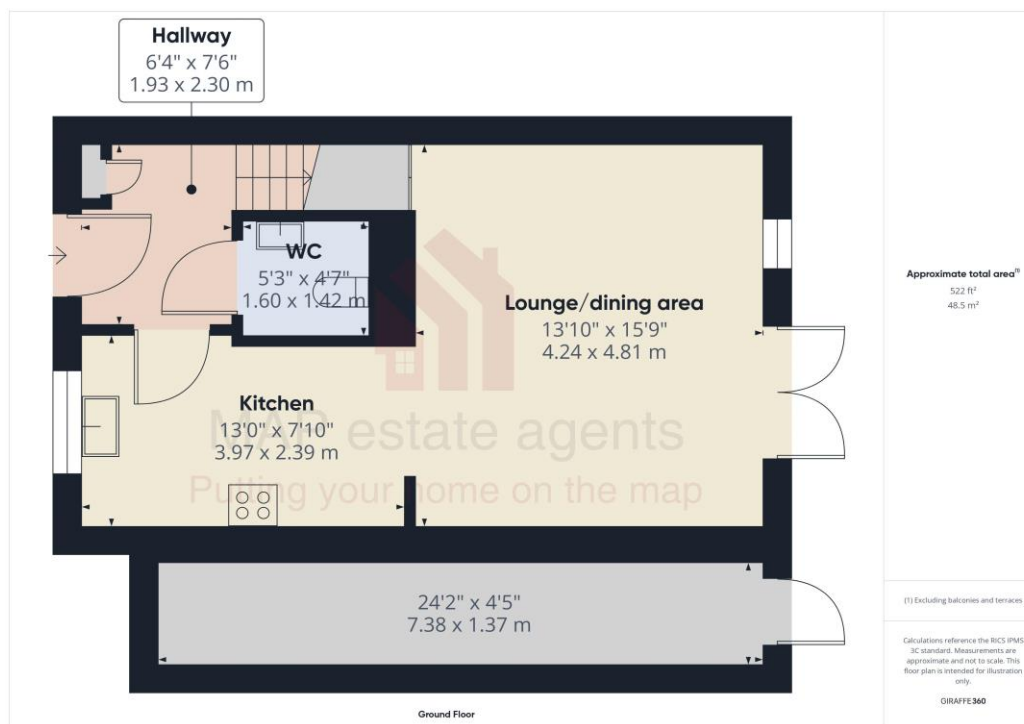


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Modern end terrace house
- Situated in cul-de-sac on this popular development
- Three bedrooms
- Open plan living space
- Fitted kitchen
- Lounge dining room
- First floor bathroom
- Gas heating and triple glazing
- Enclosed garden, workshop and parking
- Ideal first home, viewing essential



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](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

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

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.