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**Robinsons Avenue,
Pool, Redruth**

**Guide Price £250,000
Freehold**





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Property Introduction

Situated within the Heartlands development in Pool is this very well presented end terraced family home offering modern contemporary accommodation and ideally situated for access to the A30 trunk road. Throughout the property there is a light and airy feel with the accommodation comprising of an entrance hallway, cloakroom, open plan living area comprising of fitted kitchen and lounge/diner whilst to the first floor there are three bedrooms along with a family bathroom. The property has a comprehensive gas fired heating system and solar panel, complemented by triple glazed windows with the exception of the double glazed lounge patio doors.

Outside is an enclosed paved patio garden with access to a useful studio outbuilding, ideal for a hobby room or those working from home to utilise as an office. Just a short walk around the corner from the rear of the property can be found a parking space. We consider this property to be an ideal purchase for first time buyers.

Location

Heartlands forms part of the world mining heritage site of approximately nineteen acres with access for the public to enjoy its parks and gardens. Nearby are also out of town retail outlets, schooling and Carn Brea leisure centre a short distance away. The town of Camborne offers a wide range of shops and amenities along with a mainline railway station to Truro and on to London Paddington.

Both north and south coasts are also within a reasonable driving distance, the north being famed for its excellent surfing beaches such as at Portreath and Porthtowan while to the south, Falmouth and Swanpool are renowned for excellent sailing waters and popular for watersports such as kayaking and paddleboarding. The cathedral city of Truro is approximately fifteen miles distant being the main centre in Cornwall for business and commerce and is also home to the Hall for Cornwall.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

Staircase to first floor, radiator, and understairs storage cupboard. Doors off to:-

CLOAKROOM

Window to front elevation. Pedestal wash hand basin and close coupled WC. Extractor fan, radiator.

OPEN PLANNED LIVING AREA

KITCHEN AREA 13' 5" x 9' 3" (4.09m x 2.82m)

Window to side elevation. Range of base and wall mounted storage cupboards, a range of work surfaces incorporating a one and a quarter stainless steel sink unit with mixer tap. Built-in dishwasher, cooker and gas hob with stainless steel extractor over with splashback. Plumbing for automatic washing machine, three drawer storage unit and extractor fan.

LIVING AREA 15' 9" x 13' 7" (4.80m x 4.14m) maximum measurements

Double glazed French doors to exterior and window. Radiator and understairs storage cupboard.

FIRST FLOOR LANDING

Access to loft, built-in storage cupboard. Doors opening off to:-

BEDROOM ONE 13' 7" x 8' 4" (4.14m x 2.54m)

Window and radiator.

BEDROOM TWO 13' 0" x 8' 4" (3.96m x 2.54m)

Window and radiator.

BEDROOM THREE 8' 5" x 7' 1" (2.56m x 2.16m)

Window and radiator.

BATHROOM

Window. Handgrip bath with shower over the bath, shower screen, pedestal wash hand basin and close coupled WC. Radiator, shaver point.

OUTSIDE

Immediately to the front of the property is a paved pathway enclosed with railings. The rear garden has a paved patio with pedestrian gateway, useful water tap and access to a studio/office. Detached from the property and just around to the rear can be found the allocated parking space to the property.

STUDIO/OFFICE 11' 2" x 9' 8" (3.40m x 2.94m)

Double glazed windows and double glazed French doors. Single stainless steel sink unit with mixer tap, base storage cupboard and three drawer storage unit. Electric radiator. This would be an ideal room for those who work from home, utilising it as an office or a hobby space.

SERVICES

The property benefits from mains drainage, mains water, mains electricity and mains gas.


AGENT'S NOTES

Please be advised that the Council Tax Band is band 'B'. As with many modern developments there is a service charge towards the upkeep of the development. The service charge per annum is currently £203.52.

DIRECTIONS

Proceeding along Trevenson Road, at the traffic lights bear left onto the A3047 taking the next turning on the left hand side taking you into the Heartlands, continue along the road where bears to the left and then to the right where the property is situated on the right hand side where a MAP for sale board has been erected for identification purposes. If using What3Words:- garlic.massive.wing.

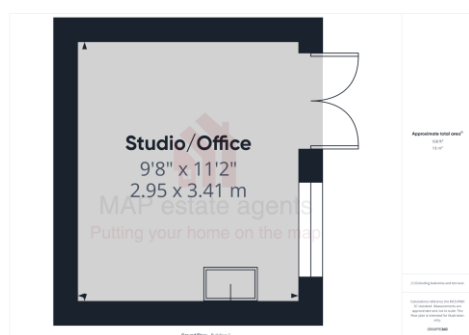


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Modern end terrace family home
- Situated within the Heartlands development
- Contemporary open plan living area
- Ground floor cloakroom plus family bathroom
- Three bedrooms
- Triple glazed window (except patio doors)
- Gas fired central heating system plus solar panel
- Enclosed paved rear garden with useful outbuilding
- Parking space
- Considered ideal for a first time buyer purchase



sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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

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

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