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**Little Treloweth,
Pool**

**£280,000
Freehold**





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Property Introduction

Well presented throughout, this detached two bedroom bungalow is situated within a small cul-de-sac. The property has been lovingly updated over recent years and now provides light and airy accommodation, internally there is a spacious lounge/dining room, a modern kitchen with ivory gloss units and integrated appliances whilst the shower room has been updated and now is offered in the style of a wet room. To the rear is a sun room which overlooks the enclosed garden and is accessed from either the kitchen or the lounge/dining room and is ideal for use all year round. The bungalow is fully double glazed and benefits from a modern gas fired central heating system. To the outside, gardens lie to the front and rear with the front garden featuring a driveway giving additional parking if required and leading to the attached garage which has an automatic electric door. The rear garden is attractively laid out, secure for children and pets and stocked with a range of mature shrubs. Requiring a closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended.

Location

Pool is situated mid way between Camborne and Redruth and is within three quarters of a mile of the A30 Trunk Road, out of town retail parks can be found within half a mile to include a superstore, DIY store and fast food outlets. Within the village there is a public house, late night shop, and Cornwall college and Pool school are both within walking distance as is the Carn Brea leisure centre. The nearest major town of Redruth is within two miles where one will find a mainline Railway Station with direct links to London Paddington and the north of England. Truro, the administrative and cultural centre for Cornwall is within a short commute and the south coast university town of Falmouth is within a similar distance. The north coast village of Portreath which is noted for its sandy beach and active harbour is within two miles and the highly respected Tehidy golf club and country park are only a short distance away.

ACCOMMODATION COMPRISES

Composite double glazed door with side screen opening to:-

HALLWAY

L-shaped with Parquet style woodblock flooring, recessed hanging cupboard and radiator. Coved ceiling and access to loft space. Doors open off to:-

LOUNGE/DINING ROOM 20' 7" x 10' 6" (6.27m x 3.20m)

uPVC double glazed window to the front and sliding doors to the sunroom. Featuring a marble fire surround and hearth with wood

mantle over housing an electric coal effect fire. Two radiators and coved ceiling.

SUNROOM 11' 8" x 8' 10" (3.55m x 2.69m)

Enjoying a triple aspect with uPVC double glazed windows set on dwarf walling and with uPVC double glazed French doors opening to the garden. Radiator.

KITCHEN 9' 0" x 8' 1" (2.74m x 2.46m) plus doorway recess

uPVC double glazed door to sunroom and uPVC double glazed window to the rear. Remodelled with a range of eye level and base ivory gloss units having adjoining square edge working surfaces and incorporating a one and a half bowl stainless steel inset sink unit with mixer tap. Built in four ring gas hob with glass splashback and stainless steel hood over. Built in eye level double oven and integrated fridge and freezer. Airing cupboard containing a combination Worchester gas boiler and radiator.

BEDROOM ONE 11' 11" x 10' 0" (3.63m x 3.05m) plus doorway recess

uPVC double glazed window the rear. Two mirror fronted sliding door wardrobe, coved ceiling and radiator.

BEDROOM TWO 9' 5" x 8' 5" (2.87m x 2.56m) maximum measurements into recess

uPVC double glazed window to the front. Parquet style flooring, two mirror sliding door wardrobe, coved ceiling and radiator.

SHOWER ROOM

uPVC double glazed window to the front. Remodelled in a wet room style with pedestal wash hand basin, low level wc and glass screening to the shower area where there is a Mira electric shower. Full ceramic tiling to walls and floor and a towel radiator.

OUTSIDE FRONT

To the front of the property, the garden is largely lawned with mature shrubs and a drive to the side gives additional parking for two vehicles and leads to the garage which is attached to the property.

GARAGE 20' 8" x 9' 3" (6.29m x 2.82m)

With an automatic electric roller door to the front and having power and light connected. Space and plumbing for an automatic washing machine and courtesy door to the rear.

OUTSIDE REAR

The rear garden is enclosed, part lawned with a paved seating area, featuring a pergola over and with a mature flowering climbing rose. The garden is well stocked with mature shrubs to include an Acer and a Bay tree and is ideal for younger children and pets.

SERVICES

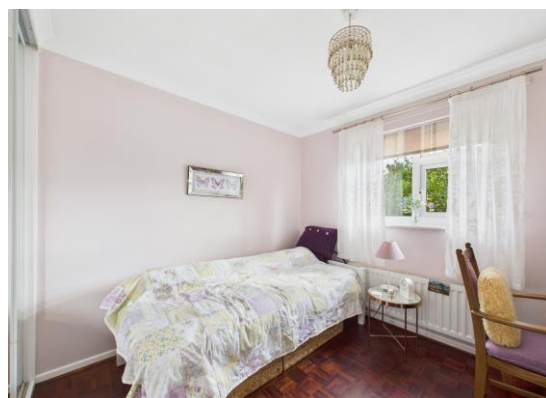
The property benefits from mains water (metered), mains electricity, mains drainage, mains gas.

AGENT'S NOTE

Please be advised the property's Council Tax Band is band 'C'. Please be advised that the bungalow benefits from a positive pressure ventilation system to improve air quality.

DIRECTIONS

From the double roundabout in the centre of Pool, proceed down Church Street and turn right into Moorfield Road just prior to Pool School and then turn next right into Little Treloweth where the property will be found towards the end of the cul-de-sac on the left hand side. If using What3words:-
operated.cabinates.removable

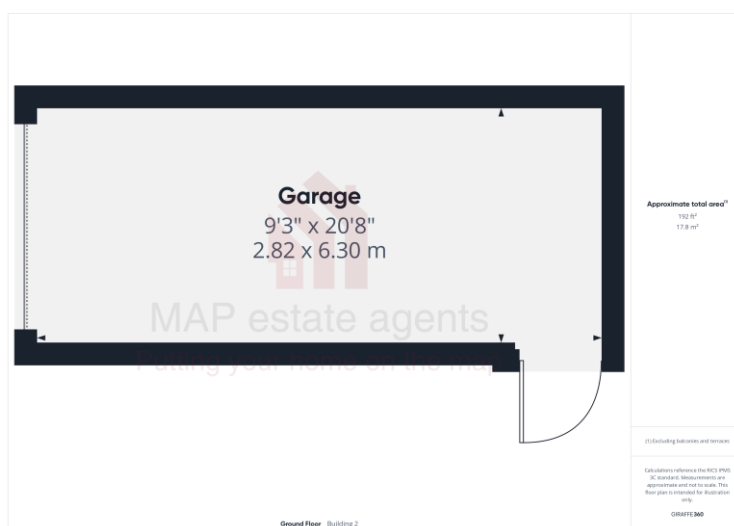
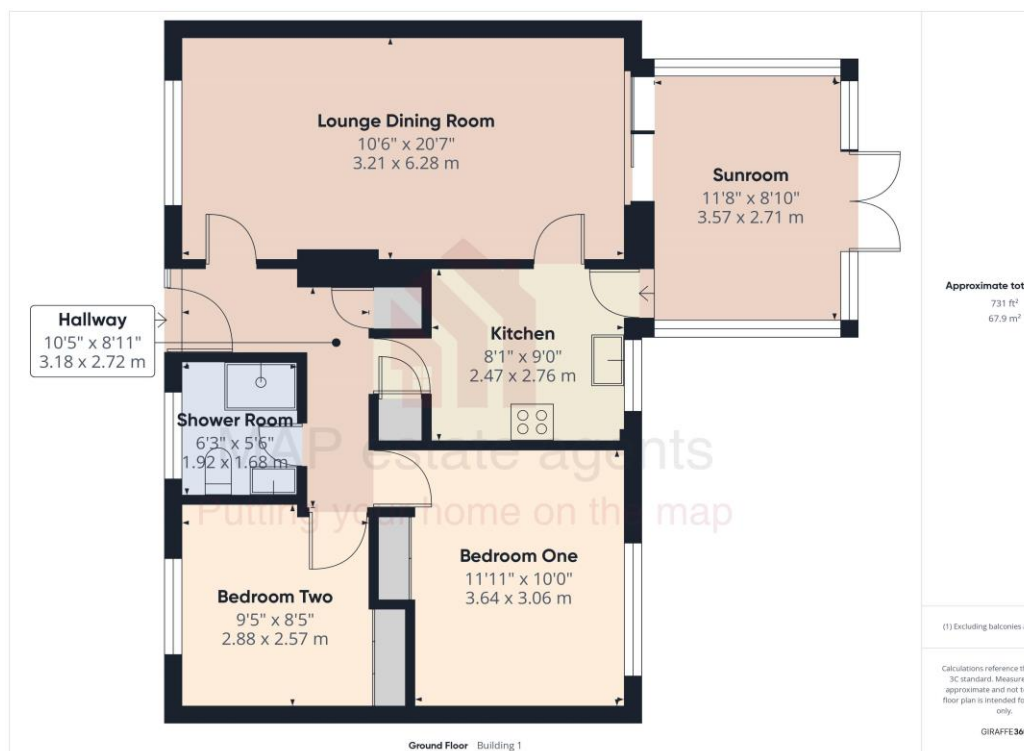


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Detached bungalow in Cul-de-Sac
- Well presented throughout
- Two bedrooms
- Lounge dining room
- Re-fitted kitchen
- Remodelled shower room
- Conservatory
- Gas heating and double glazing
- Integral garage and parking
- Attractive gardens to front and rear



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)

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