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**Pool,
Redruth**

**£250,000
Freehold**





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Property Introduction

A very well presented modern terraced family home located within the Heartlands development in Pool.

Being offered for sale chain free, this contemporary property has the benefit of triple glazed windows along with a gas fired central heating system and single solar panel.

Throughout, the accommodation enjoys a light and airy feel with a spacious open plan lounge/diner with access to the well fitted kitchen. The property is considered to be decorated to a high standard with the additional accommodation to the first floor comprising of three bedrooms along with a modern three piece bathroom suite with shower.

Externally to the rear is an enclosed low maintenance garden being gravelled with outside tap, water butt, two flower troughs and a pedestrian timber gateway leading to the off-road parking space. Please note that the by the removal of a small corner wall, there is scope to create additional parking.

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 being a short distance away. The town of Camborne offers a wide variety of shops and amenities along with a mainline railway station to Truro and on to London Paddington. Due to the locality of Pool, it is ideally situated for accessing the main A30 trunk road making commuting to other parts of the county and beyond that much easier.

The rugged north coast with its famed surfing beaches such as Perranporth, Porthtowan and Portreath are a short driving distance away whilst those who enjoy sailing, the maritime town of Falmouth is also within a reasonable distance, this being popular for kayakers and paddleboarders exploring the rivers and estuaries.

Truro, being the main centre in the county for business and commerce, lies approximately ten miles distant with its cobbled streets and Georgian architecture it is a popular destination for locals and visitors to explore this small city. The Hall for Cornwall is located on the piazza and there are a number of popular restaurants and eateries to enjoy.

ACCOMMODATION COMPRISES ENTRANCE HALL

A spacious reception hallway with doorway to exterior, radiator, staircase to first floor, built-in storage cupboard with electric and gas meters.

CLOAKROOM

A white suite with close coupled WC, pedestal wash hand basin with tiled splashback. Extractor fan and radiator.

LIVING AREA

KITCHEN 13' 3" x 7' 8" (4.04m x 2.34m)

Window to front elevation, one and a quarter stainless steel sink unit with mixer tap, a variety of base and wall mounted storage cupboards, a range of work surfaces. Built-in cooker and hob with stainless steel extractor and splashbacks over. Part tiled walls, skirting heater, under cupboard lighting, three drawer storage unit, breakfast bar, plumbing for washing machine, open aspect giving access to:-

LOUNGE/DINER 15' 9" x 13' 6" (4.80m x 4.11m)

Window to rear elevation with double glazed doors opening to the rear garden. Two radiators, understairs storage cupboard, feature electric fire with attractive surround and tiled hearth.

FIRST FLOOR LANDING

Access to loft. Storage cupboard with boiler. Access to:-

BEDROOM ONE 14' 0" x 8' 6" (4.26m x 2.59m)

Window to rear elevation. Radiator.

BEDROOM TWO 12' 9" x 8' 3" (3.88m x 2.51m)

Window to front elevation. Radiator.

BEDROOM THREE 8' 4" x 7' 0" (2.54m x 2.13m)

Window to rear elevation. Radiator.

FAMILY BATHROOM

Window to front elevation. A modern white suite comprising of pedestal wash hand basin, close coupled WC, panelled bath with shower over and shower screen. Part tiled walls, shaver point and radiator.

EXTERIOR

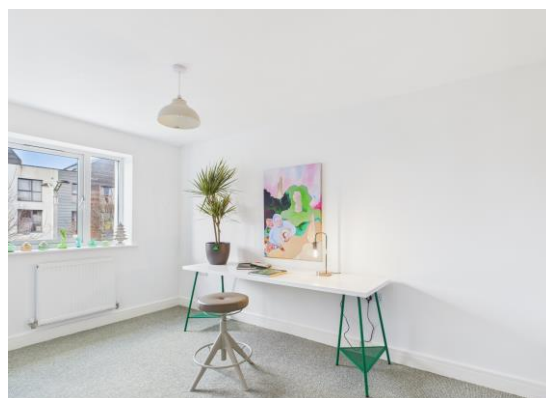
To the front the property is approached via a gated entrance with railings, external courtesy light with a covered storm porch. The rear garden is enclosed and has been designed with low maintenance in mind with a paved patio, useful water tap and water butt, paved patio with access to the additional garden with chippings and two feature raised flower bed troughs. A timber gateway leads to the off-road parking space and from here there is potential to create an additional parking space by the removal of a small corner wall.

SERVICES

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

AGENT'S NOTES

Please note the property contributes towards an estate charge for the upkeep of the development which is currently £230.00 per annum. The Council Tax band for the property is band 'B'.

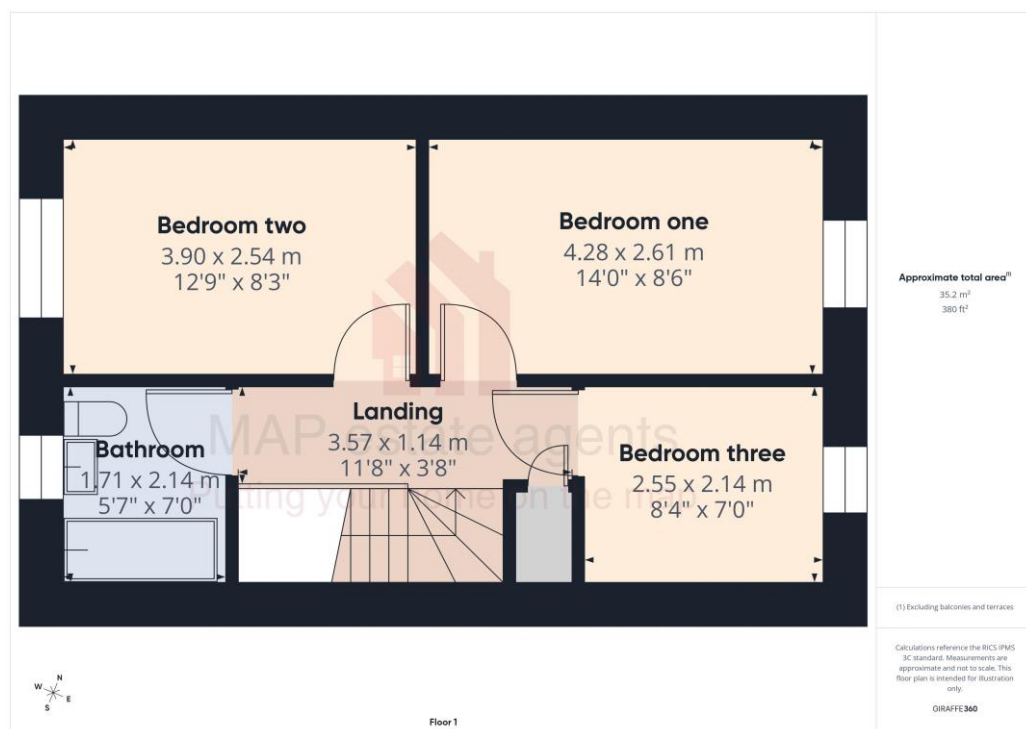
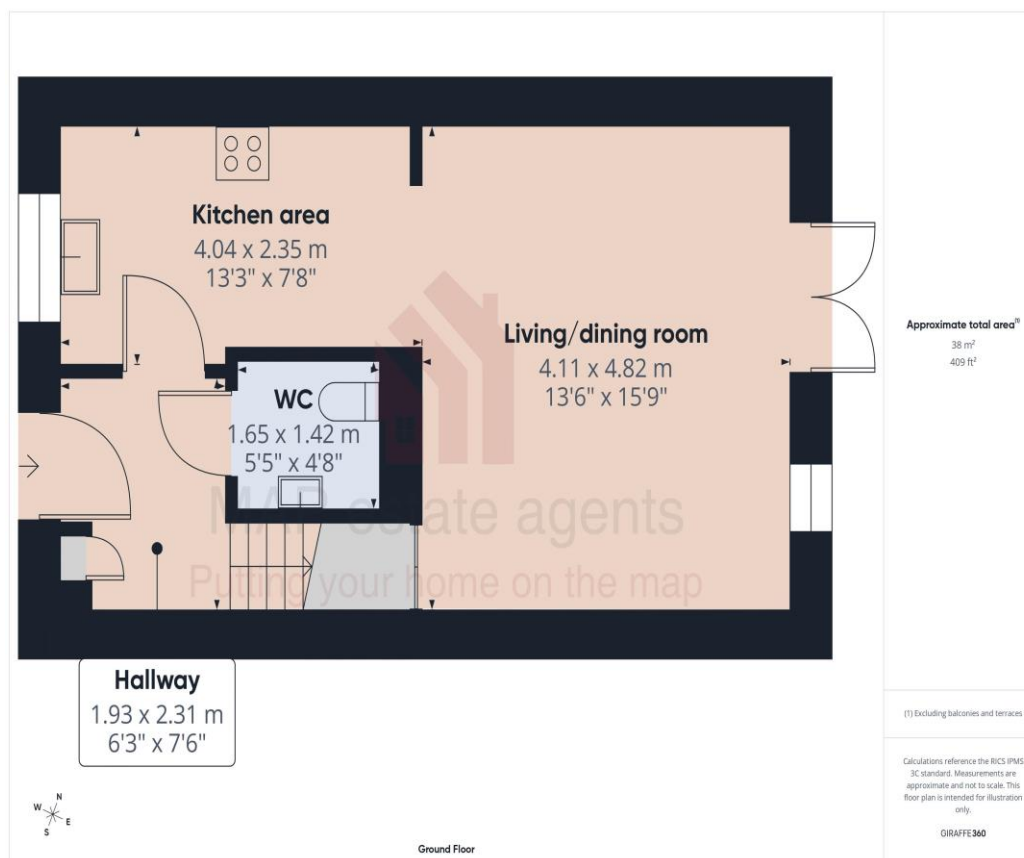


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A well presented modern family home
- Contemporary open plan ground floor living area
- Lounge with uPVC double glazed doors to garden
- Fitted kitchen
- Three bedrooms
- Family first floor bathroom, ground floor cloakroom
- Triple glazed windows
- Gas central heating and solar panel
- Enclosed rear garden plus off-road parking space
- Offered for sale chain free



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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