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BILL BANNISTER

Sales & Lettings



4 Fore Street

Pool, Redruth, TR15 3PD

Guide price £250,000



Situated in a convenient location close to amenities, this character semi detached house offers well proportioned family accommodation. There are three bedrooms, two good reception rooms, a kitchen, bathroom and the bonus of a utility room. The property is double glazed and this is complemented by gas heating. Externally there is a small well stocked front garden and a good sized mature rear garden with a useful block built workshop.



This semi detached character property benefits from two reception rooms, a well appointed kitchen, and a bathroom on the ground floor with three bedrooms on the first floor. The property has double glazing throughout and this is complimented by gas central heating. There is a good size well stocked enclosed rear garden which has a block built workshop. Parking can be found to one side at the front of the property. The property is located only a short distance from supermarkets, Pool retail park, Pool school and Cornwall college. The A30 is approximately one and a half miles away and the north coast is approximately 4 miles.

The property is noted as the birth place of Sir Edward Nicholl MP in 1862.

Upvc door leading to:

ENTRANCE VESTIBULE

With a part glazed door leading to:

HALLWAY

Under stairs storage cupboard with stairs leading to the first floor. Dado rail. Radiator. Doors leading to:

LOUNGE

11'4" x 12'5" (3.46m x 3.79m)

Focal delabole slate fire surround and hearth with recessed alcoves either side. Double glazed window. Radiator. Wooden floorboards.

RECEPTION ROOM

13'5" x 12'0" (4.11m x 3.67m)

Focal tiled fire place with a gas fire and shelved storage cupboards either side. Double glazed window with a window seat. Wooden floorboards.

KITCHEN

7'10" x 14'7" (2.40m x 4.46m)

A good range of eye level and base units. Space for white goods. Inset one and a half bowl stainless steel sink and drainer. Double glazed window. Tiled floor. Radiator. Door leading to:

REAR LOBBY

Airing cupboard housing the Worcester Gas combi boiler. Storage cupboard. Tiled floor. UPVC door leading to the rear garden. Door leading to:

BATHROOM

8'0" x 5'4" (2.44m x 1.65m)

Panelled bath with mixer shower. Pedestal wash hand basin with wall mounted mirror and light above. Low level WC. Mirrored medicine cabinet. Partly tiled walls. Tiled floor. Radiator.

FIRST FLOOR

LANDING

Access to loft. Double glazed window with a window seat. Floorboards. Doors leading to:

BEDROOM 1

12'9" x 12'3" (3.90m x 3.74m)

Built in wardrobe. Wooden floorboards. Radiator. Double glazed window with a window seat.

BEDROOM 2

11'6" x 12'7" (3.53m x 3.85m)

Wooden floorboards. Double glazed window with a window seat. Radiator.

BEDROOM 3

6'8" x 9'1" (2.04m x 2.79m)

Wooden floorboards. Double glazed window. Radiator.

OUTSIDE

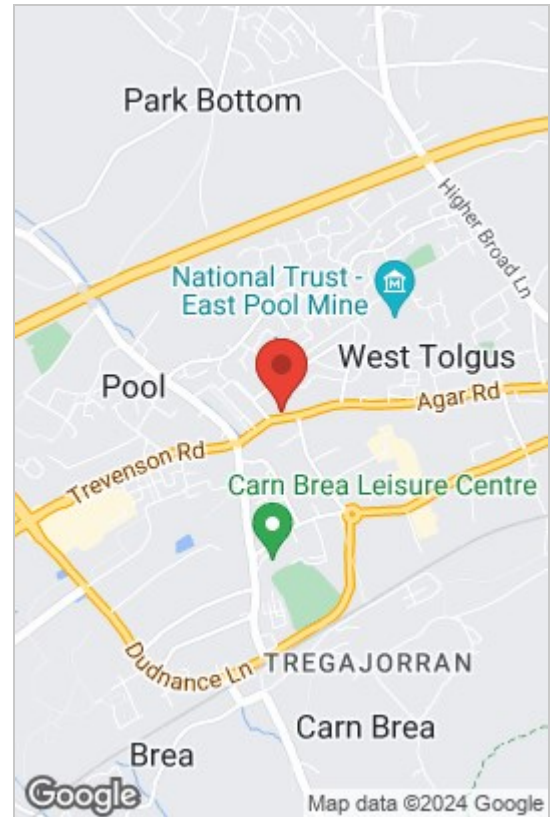
14'3 (4.34m)

To the rear there is a good size enclosed wildlife garden which is well stocked with shrubs and flowers being mainly laid to patio and a further fenced-in grassed area with shrubs, a greenhouse and three wildlife pools. There is a BLOCK BUILT WORKSHOP 6.40m x 4.34m (21' x 14'3) with power connected. Also attached to the property is a utility area which has a sink, storage shelves and plumbing and space for a washing machine. To the side of the property there is a gate giving access to the front where an off road parking space for one vehicle can be found and a further enclosed garden area with shrubs and a palm tree.

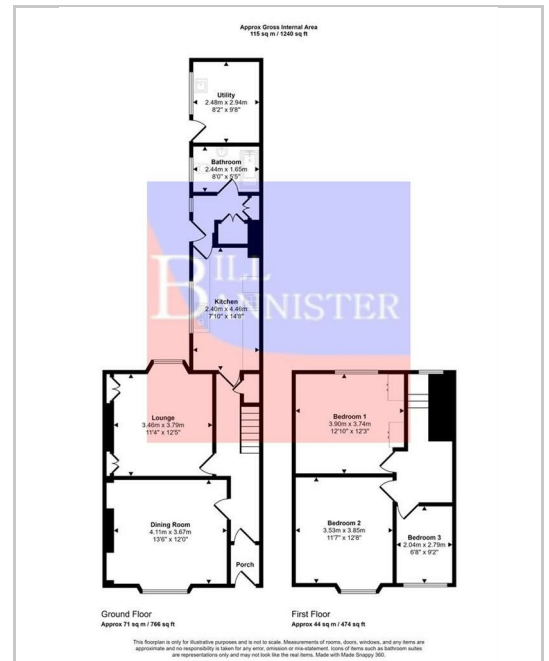
DIRECTIONS

From our office in Redruth take the main road towards Camborne passing through Illogan Highway with Morrisons supermarket on your right. Continue along and the property will be found on the right hand side just before the mini roundabout.

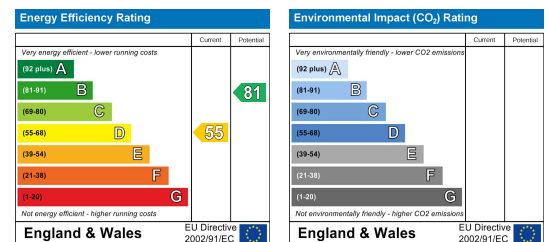
Area Map



Floor Plans



Energy Efficiency Graph



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