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Sales & Lettings



17 Robinsons Avenue

Pool, Redruth, TR15 3SP

Guide price £249,950



Offering well presented family sized accommodation, this modern terraced house has the residue of an NHBC warranty and benefits from three bedrooms, a lounge/diner, fitted kitchen, a first floor bathroom and the bonus of a ground floor cloakroom. The property has gas fired heating and this is complemented by triple glazing. Externally there are lovely mediterranean style gardens and an allocated parking space.



Set back from the road in a very convenient location, this terraced house offers well presented accommodation. The owners moved in from new in May 2015 and there is the residue of an NHBC warranty. The property is triple glazed and has a gas fired heating system. To the ground floor there is a cloakroom with space for white goods and the lounge has French doors to the rear. The kitchen is well appointed with some white goods to include an oven, hob and cooker hood. To the first floor there are three bedrooms and the landing has a linen cupboard. The bathroom is well appointed and includes a mains shower. The property has the bonus of solar panels which are owned by the vendor. Externally there is a small gated area to the front and the rear garden is very pleasant having a raised decked area with an open aspect and steps to a quite private mediterranean style patio which leads to an undercover area with a shed and storage. A rear gate leads to the allocated parking space. Pool offers a good range of out of town shopping facilities, bus services and access to the A30 is within approximately half a mile.

ENTRANCE HALLWAY

Fitted cupboard housing the electric consumer unit and a control for the solar panels. Radiator.

CLOAKROOM

A rectangular wash basin with cupboards beneath and a tiled splash back. Low level wc, extractor fan and a radiator.

KITCHEN

7'5" x 12'10" (2.27m x 3.92m)

One and a half bowl stainless steel sink unit with working surfaces and tiled backs. Complementary eye level cupboards, space for white goods and a gas hob with an electric oven and an extractor.

LOUNGE/DINER

15'5" x 13'6" (4.72m x 4.14m)

A very pleasant room with French doors opening to the rear garden plus a further window. Deep understairs storage, a radiator and a vertical space saving radiator.

FIRST FLOOR

BEDROOM 1

8'1" x 14'2" (2.47m x 4.33m)

With a radiator.

BEDROOM 2

8'1" x 12'2" (2.48m x 3.71m)

With a radiator.

BEDROOM 3

6'10" x 8'5" (2.10m x 2.57m)

With a radiator.

LANDING

Loft access and a built-in linen cupboard housing a Baxi combi gas boiler. Radiator.

BATHROOM

7'0" x 5'4" (2.15m x 1.64m)

Twin grip panelled bath with a mains shower above. Pedestal wash hand basin, shaver point, wc, two thirds wall tiling and a heated towel rail.

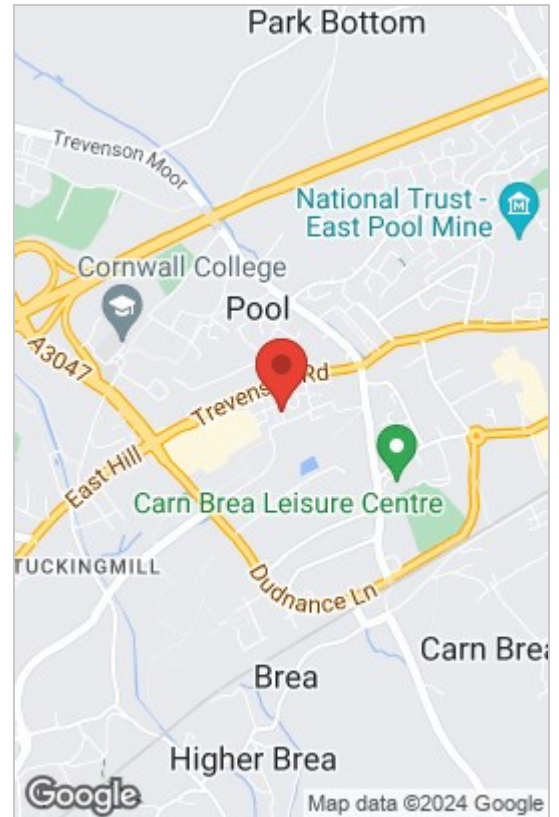
OUTSIDE

There is a small gated area to the front. The rear garden is on two levels with a decked area having balustrades and from here there is quite an open aspect. Steps lead to a Mediterranean styled area with flower beds etc and an undercover area with a garden shed. A pedestrian gate leads to the allocated parking space.

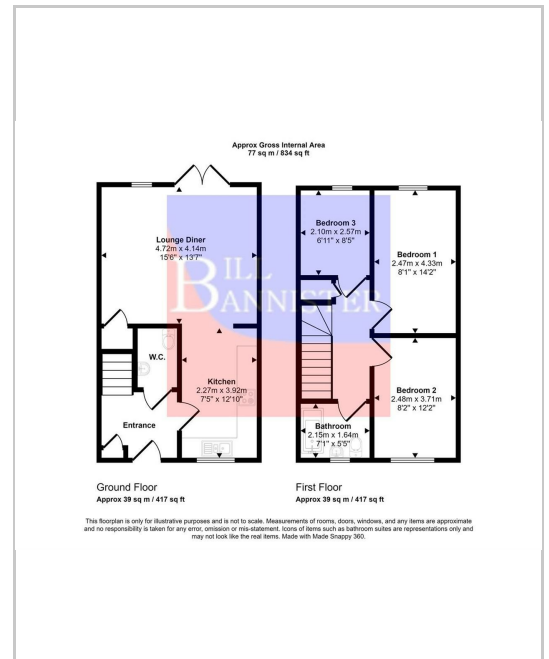
DIRECTIONS

From our office in Redruth take the main road towards Camborne passing through Illogan Highway and Morrisons on your right hand side. At the mini roundabout proceed straight on through Pool and take the first turning left opposite Cornwall College into Robinsons Avenue where number 17 will be found on the right hand side.

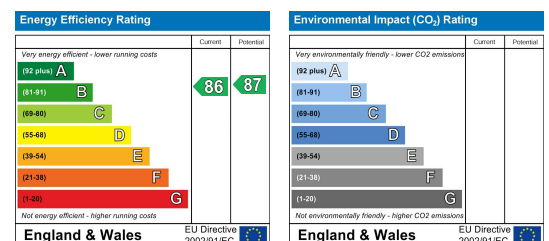
Area Map



Floor Plans



Energy Efficiency Graph



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