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Sales & Lettings



46 Merritts Way

Pool, Redruth, TR15 3TY

Guide price £399,950



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Tucked away down a private drive, this detached bungalow has much to commend it. Set in a well enclosed plot, it has an entrance hallway with a cloakroom and two reception rooms with double doors leading from one room to the other. The kitchen is well appointed and there are three bedrooms, all with fitted wardrobes. The family bathroom has a separate shower cubicle in addition to the bath and both the walls and floor are tiled. The property has replacement double glazing and this is complemented by a gas system with the boiler having been replaced in 2021. The presentation of the property is of credit to the owners and it also benefits from a driveway leading to a double garage with two doors. The rear garden is very thoughtfully laid out and tiered having a raised decked area with balustrades and a barbeque/patio area to take advantage of the sunshine. The bungalow also has a low maintenance brick exterior. This is a pleasant and popular area in which to live and Illogan offers shopping facilities, bus services, a fish and chip shop plus a pub. There is access to the country park at Tehidy and the north coast at Portreath.

ENTRANCE PORCH

With a triple aspect.

HALLWAY

Cloaks cupboard, a separate linen cupboard and a radiator. Access to loft space.

CLOAKROOM

Wash hand basin with a cupboard beneath and a low level wc. Radiator.

LOUNGE

16'4" x 18'7" (4.98m x 5.67m)

Focusing on a large brick fire surround with a substantial wood mantel above and a stone hearth

(there is a gas point to the side of this but we are informed there is no flue). Above this is quite a large mirror and this is flanked by wall lights. Radiator and double doors to:

DINING ROOM

10'6" x 10'10" (3.21m x 3.32m)

With laminate flooring and a radiator. Access to:

KITCHEN

15'3" x 10'11" (4.65m x 3.35m)

Single drainer stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath. Space for white goods and an inset gas and electric range cooker. This has a stainless steel back and an extractor above. Complementary eye level cupboards are provided and there is a tall American style fridge which is plumbed in with a cold water supply. Worcester gas fired boiler (installed in 2021). French doors to outside and access to the lounge.

MASTER BEDROOM

13'4" x 13'11" (4.07m x 4.26m)

Triple wardrobes and a radiator.

BEDROOM 2

10'2" x 10'7" (3.11m x 3.24m)

Double wardrobe and a radiator.

BEDROOM 3

10'7" x 8'7" (3.24m x 2.64m)

Double wardrobe and a radiator.

BATHROOM

5'1" x 8'8" (1.57m x 2.65m)

Well appointed having a panelled bath with a corner tap. Wash hand basin with cupboard beneath and a backlit mirror above. Separate shower cubicle and a low level

wc. Extractor fan, spot lighting and both the walls and floor are tiled.

OUTSIDE

There is a private driveway being gated half way down leading to parking and turning facilities all being well enclosed. There is a DOUBLE GARAGE 2.07m x 5.05m + 2.69m x 5.09m (8'10 x 16'7 + 8'10 x 16'8) with two up and over doors and a partial room divide with space for white goods and a rear pedestrian door. The rear gardens are well enclosed and thoughtfully laid out with a raised decked area and balustrades being accessed from two rooms. There is a further area of garden lower down with a corner patio ideal for sitting out in the summer. There is also a sloped and terraced area with a prolific Hydrangea in a very pretty pink colour and an established Palm Tree.

DIRECTIONS

From Redruth take the main road towards Camborne and at the double mini roundabout in Pool turn right into Church Road. Turn right at the next mini roundabout into Moorfield Road and continue along here where you will see Merritts Way sign posted just before the community hall. Proceed down here and there is a private driveway on the right between number 45 and 47 Merritts Way.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains metered water, mains electricity, mains gas heating.

Broadband highest available download speeds - Standard 3 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Likely, O2 Likely, Vodafone Likely (sourced from Ofcom).



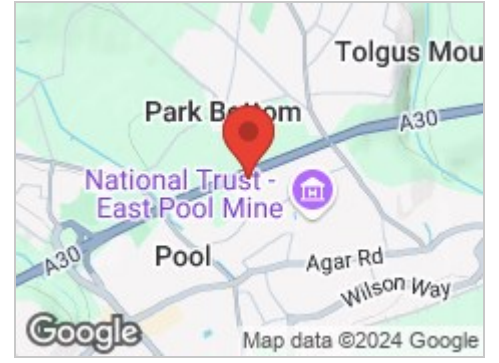
Road Map



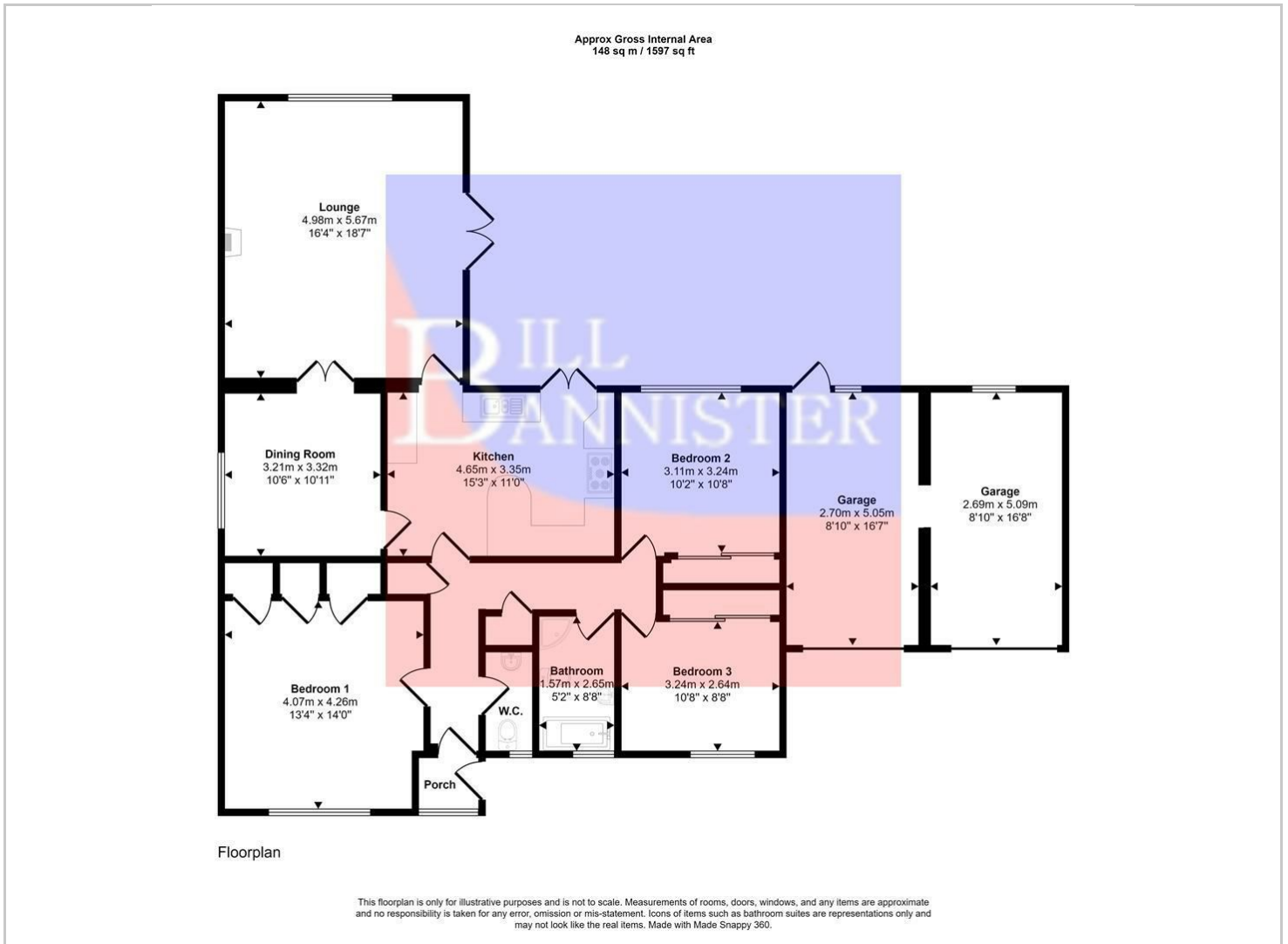
Hybrid Map



Terrain Map



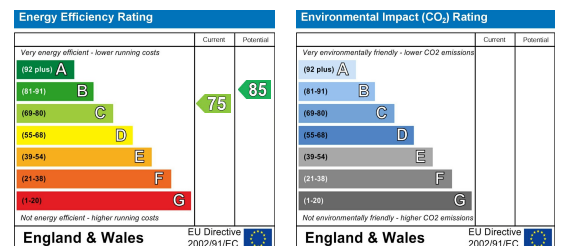
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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