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Sales & Lettings



## 28 Wheal Agar

Pool, Redruth, TR15 3QL

**Guide price £229,950**



Offered for sale with no onward chain, this modern semi detached house benefits from two bedrooms, a lounge, fitted kitchen/diner and a first floor bathroom. The property has some double glazing and this is complemented by gas fired heating. Externally there is a well enclosed rear and side lawned garden together with a lawned front garden and driveway parking.



Situated at the end of a cul-de-sac in a popular location, this modern semi detached house is offered with no onward chain. Internally a porch leads to the lounge and then on to a kitchen/diner fitted with a variety of base and eye level units together with an oven, hob and cooker. To the first floor there are two bedrooms, one with a fitted wardrobe and a desktop and the second bedroom having an outlook to Carn Brea castle and monument. The bathroom has a panelled bath with a Mira shower and screen, wash hand basin and a wc. The property has a gas fired heating system and some double glazing. Externally there is a lawned garden and parking to the front with a well enclosed lawned garden to the rear. The property has a brick faced finish for ease of maintenance with stone chippings on the gable. Access is given to bus services and shopping facilities in Pool and Illogan. Access is also given to the north coast and the A30.

#### ENTRANCE PORCH

Door with coloured glass, laminate flooring and a radiator.

#### LOUNGE

13'4" x 13'10" (4.08m x 4.22m)

With stairs to the first floor and a radiator.

#### KITCHEN/DINER

13'6" x 9'11" (4.13m x 3.04m)

One and a half bowl stainless steel sink unit plus working surfaces with space for white goods and incorporating an oven and hob. Splash backs and eye level units incorporating a cooker hood. Radiator and upvc double glazed patio doors to the rear.

#### FIRST FLOOR

##### BEDROOM 1

10'3" x 11'3" (3.14m x 3.44m)

Fitted wardrobe, a desktop and a radiator.

##### BEDROOM 2

7'1" x 10'4" (2.18m x 3.17m)

Laminate flooring, a radiator and an open aspect to Carn Brea castle and monument.

##### LANDING

Built-in cupboard, a radiator and loft access.

##### BATHROOM

5'11" x 5'11" (1.81m x 1.81m)

Panelled bath with a tiled surround, a screen and a Mira electric shower. Pedestal basin and a low level wc. Radiator and an obscure glazed window.

##### OUTSIDE

There is a lawned front garden with some established shrubbery and a side driveway providing parking for several vehicles. The rear garden is L shaped, well enclosed and for the most part laid to lawn with a shed in one corner.

##### DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Follow this through into Broad Lane and by the Guinness Trust Flats turn left and continue along here until you see Wheal Agar on your left. As you enter Wheal Agar, follow the road round to the left and at the bottom turn to the right where the property will be found in the corner.

##### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

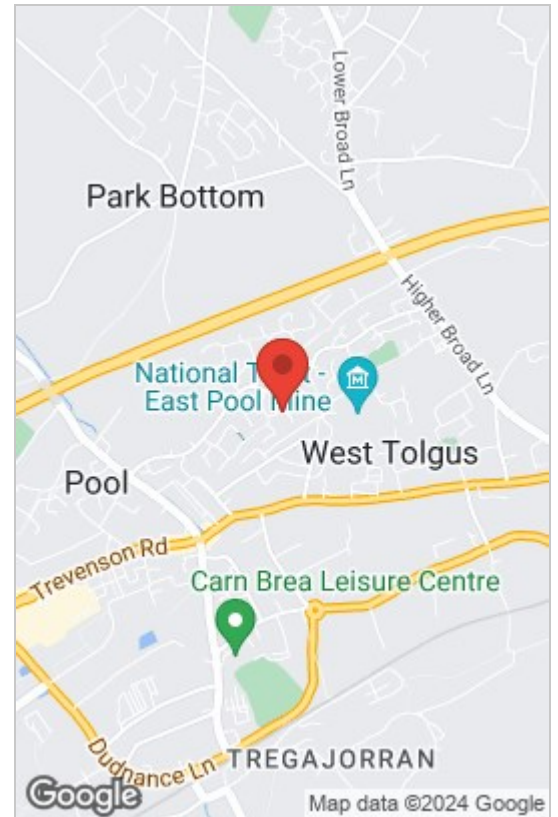
##### SERVICES

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

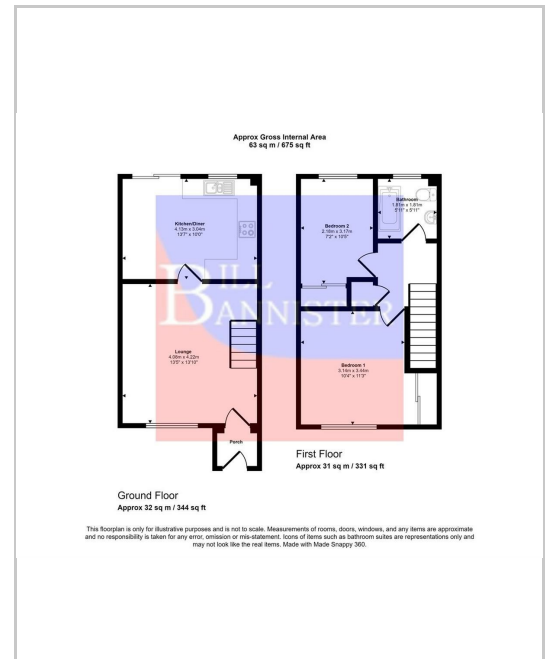
Broadband highest available download speeds - Standard 3 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

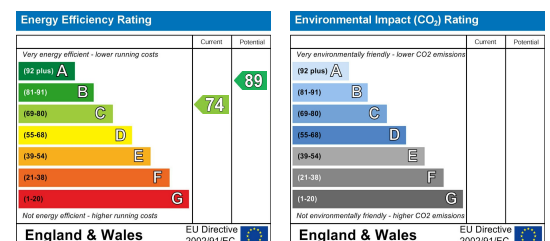
## Area Map



## Floor Plans



## Energy Efficiency Graph



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