



MAP estate agents
Putting your home on the map

**Brunton Road,
Pool, Redruth**

**£240,000
Freehold**





**Brunton Road,
Pool, Redruth**

**£240,000
Freehold**

Property Introduction

Situated on the desirable outskirts of the 'Heartlands' development, this beautifully presented modern end-terrace residence has been expertly designed with energy efficiency and contemporary family living in mind.

The property offers three well-proportioned bedrooms and a stylish family bathroom to the first floor. On the ground floor, a generous open-plan living space creates a superb environment for both everyday living and entertaining, complemented by a convenient cloakroom/WC. Further enhancing its appeal, the home benefits from gas-fired central heating and high-performance triple glazing, ensuring excellent thermal efficiency and year-round comfort.

Set back from the road behind an attractive low wall, the property enjoys a private enclosed garden with a patio, ideal for outdoor dining and off-road parking.

Location

'Heartlands' is fast becoming the cultural and entertainment hub for the area and regularly holds events that reflect Cornwall's mining heritage and also offers entertainment for all the family. Nearby are major out of town shopping outlets which include DIY stores, supermarkets and a leisure centre. There is easy access to both of the major towns of Camborne and Redruth which are within two and a half miles, here one will find main line Railway Stations together with local and national shopping outlets.

The A30 trunk road is within half a mile. Well-presented, this family size home requires further inspection to be fully appreciated.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

ENTRANCE HALLWAY

Laminate flooring and recessed turning staircase to first floor. Under stairs storage cupboard and radiator. Doors opening off to lounge and WC/cloakroom.

CLOAKROOM

uPVC triple glazed window to the side. Fitted with a close coupled WC, pedestal wash hand basin and radiator.

OPEN PLAN LIVING AREA

The living area is of a generous size, there is an under stairs storage cupboard and two radiators.

LIVING AREA 15' 7" x 13' 10" (4.75m x 4.21m) maximum measurements

Enjoying a triple aspect with triple glazed windows to the front and side and with triple glazed patio doors opening on to the rear garden.

KITCHEN AREA 13' 5" x 9' 2" (4.09m x 2.79m)

The kitchen is fitted with a comprehensive range of modern eye level and base units with complementary adjoining square edge working surfaces incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Built-in stainless steel oven with inset four ring gas hob over combined with a stainless steel splash back and chimney hood. There is an integrated dishwasher, space and plumbing for washing machine and laminate flooring which extends through to the living area.

FIRST FLOOR LANDING

Triple glazed window to the front. Airing cupboard containing 'Duo tec' combination gas boiler with an electric heater. Access to loft space. Doors opening off to:-

BEDROOM ONE 13' 5" x 8' 3" (4.09m x 2.51m)

With a triple glazed window to the side. Radiator.

BEDROOM TWO 13' 5" x 8' 2" (4.09m x 2.49m)

Triple glazed window to the side. Radiator.

BEDROOM THREE 8' 8" x 6' 11" (2.64m x 2.11m)

Triple glazed window to the front. Radiator.

BATHROOM

Triple glazed window to the side. Fitted with white suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with plumbed mixer shower over. Radiator and extensive ceramic tiling to walls.

OUTSIDE FRONT

Steps lead up to the entrance door and a dwarf wall screens the property from the road and extends to the side of the property.

SIDE/REAR GARDEN

Enclosed with planted borders, there is a generous patio leading off from the rear of the property and a gate leads out to the parking space and storage area.

AGENT'S NOTES

The Council Tax band for this property is band 'B'. There is a current estate charge of £200.00 per annum which includes the maintenance of communal areas, road maintenance and lighting etc.,

SERVICES

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

DIRECTIONS

From the centre of Pool head towards Cornwall College, and after passing the college entrance on the right -hand side turn left into Robinsons Avenue, take the first right turning right into Brunton Road and the property can be found on the left -hand side. If using What3words ///probe.looks.scanty



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Modern end terraced house
- Three bedrooms
- Open plan living space
- Fitted kitchen
- First floor bathroom
- Triple glazing
- Gas central heating
- Gardens and parking
- Superb family home
- Situated on the Heartlands development



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.