



1 Madderns Row Church Road Pool, Redruth, TR15 3PT

We are pleased to offer this brand new 3 bedroom house forming part of this small development of just 5 houses, in this convenient location close to Pool school and the amenities of Pool as well as easy access to the A30. Parking for one car to the front of the property.

With nice size living space including living room and kitchen/diner, which has space and plumbing for washing machine and dishwasher as well as space for electric oven and fridge/freezer.

The dining area has doors to the rear garden, which is mostly laid to lawn, with a lovely patio area and a decent sized shed.

Downstairs cloakroom. Upstairs, there are two double bedrooms and a single bedroom, along with a family bathroom.
Available around Mid-end July. Deposit £1730.00

Air source heat pump. Mains water, sewerage and electricity. Yet to be rated for Council Tax but expected to be Band C. Projected SAP score 83
Broadband coverage: Up to 33MBPS. Mobile service: Vodafone and Three - good outdoor and in home. EE and O2 - good outdoor, variable in home.

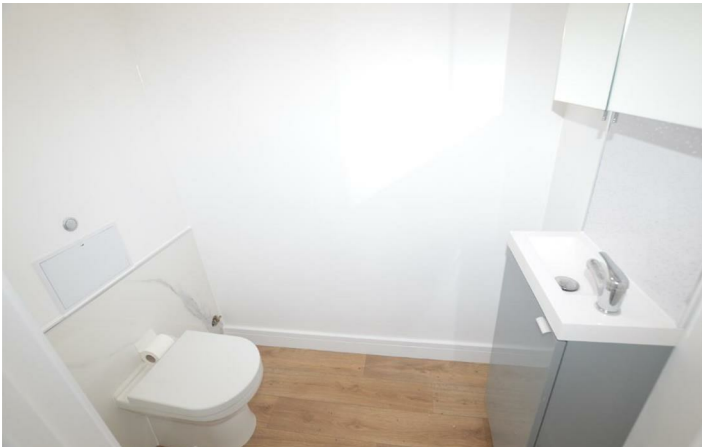
£1,500 Per Month

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[Directions](#)



Floor Plan

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