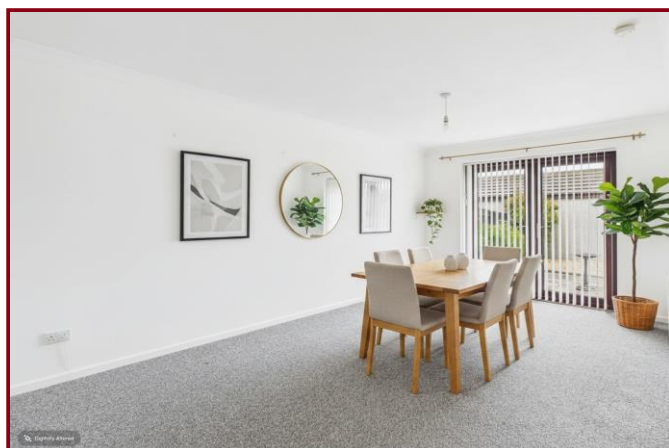




MAP estate agents
Putting your home on the map

**Wheal Agar,
Pool, Redruth**

**£325,000
Freehold**





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Pool, Redruth**

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Property Introduction

Offered for sale with no onward chain, this detached bungalow occupies a generous corner plot within this cul-de-sac. Recently updated there are three bedrooms, a dual aspect lounge/dining room with a focal point gas fire, remodelled bathroom in a contemporary style and a remodelled kitchen with light grey units. The bungalow has uPVC double glazed windows and doors and there is gas fired central heating with a modern 'Worcester' boiler located within the kitchen.

To the outside open plan lawned gardens lie to the front and side whilst the rear garden is enclosed, secure for children and pets and designed to be easy to maintain. To the front of the detached garage there is driveway parking.

Presented to a high standard, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection of this desirable property.

Location

The bungalow is located in a quiet development in Pool and is within a short walk of schooling for older children. Pool is considered an out of town shopping area with access to supermarkets, DIY stores, etc., close by. Tehidy Country Park and Portreath on the north coast are within close proximity and the A30 trunk road is within a mile.

The nearest major town of Redruth, which is some two miles distant, offers an eclectic mix of local and national shopping outlets together with a mainline railway station having direct links with London Paddington and the north of England. Truro, the cultural and administrative centre of Cornwall, is within thirteen miles and the south coast university town of Falmouth will be found within twelve miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

uPVC double glazed window to the side. Door with stained glass feature panel opening to:-

HALLWAY

L-shaped with recessed shelved cupboard and recessed hanging cupboard. Access to loft space and radiator. Vertical panelled doors open off to:-

CLOAKROOM

uPVC double glazed obscure window to front elevation. Concealed cistern WC and vanity wash hand basin with mixer tap and cupboard below. Radiator.

LOUNGE/DINER 27' 9" x 9' 7" (8.45m x 2.92m) plus double door recess

Enjoying a dual aspect with uPVC double glazed windows to the front and uPVC double glazed French doors opening to the rear. Focusing on a wood fire surround with a gas coal effect fire set on a marble hearth. Two radiators.

KITCHEN 11' 1" x 8' 1" (3.38m x 2.46m)

uPVC double glazed door and window to rear. Recently remodelled in a contemporary style with light grey eye level and base units having adjoining square edge working surfaces incorporating a colour coordinated inset one and a half bowl sink unit with mixer tap. Built-in stainless steel oven with ceramic hob and stainless steel cooker hood over. Space and plumbing for automatic washing machine and fridge. Wall mounted 'Worcester' combination gas boiler. Door to hallway and lounge/diner.

BEDROOM ONE 10' 11" x 7' 0" (3.32m x 2.13m)

uPVC double glazed window to the rear. Radiator.

BEDROOM TWO 10' 9" x 9' 10" (3.27m x 2.99m)

uPVC double glazed window to the rear. Two sliding door recessed wardrobe and radiator.

BEDROOM THREE 9' 2" x 8' 7" (2.79m x 2.61m)

uPVC double glazed window to the front. Recessed two sliding door wardrobe and radiator.

BATHROOM

uPVC double glazed window to the front. Refitted in a contemporary style with a concealed cistern WC, vanity wash hand basin with mixer tap and square shower bath with plumbed shower over. Extensive ceramic tiling to walls and radiator.

OUTSIDE FRONT AND SIDE

To the front and side of the property there is an open plan, largely lawned garden which is interspersed with shrubs and specimen apple trees.

REAR GARDEN

The rear garden is enclosed, secure for younger children and pets and has been designed to be easy to maintain. There is a patio immediately off the dining area and further gravelled area to reduce maintenance whilst a lawn lies to one side of the property and is interspersed with shrubs and a rockery. External water supply.

GARAGE AND PARKING 17' 7" x 9' 5" (5.36m x 2.87m)

Up and over door and power and light connected. A driveway to the front of the garage gives additional parking for two vehicles if required.

SERVICES

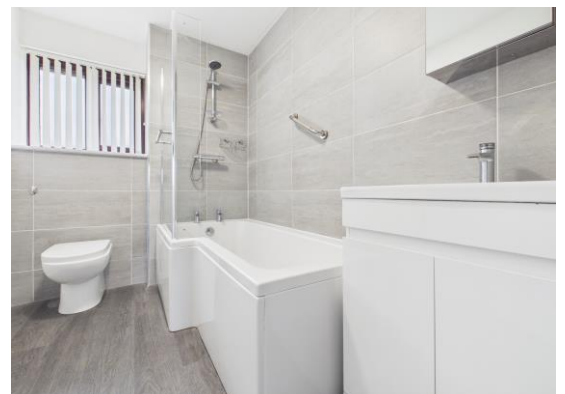
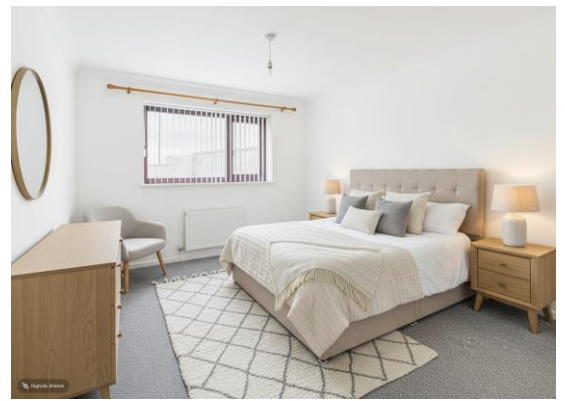
Mains electric, mains metered water, mains drainage and mains gas.

AGENT'S NOTES

Please be advised the Council Tax band for the property is band 'C'. Please note, some of the internal images have been furnished with the use of CGI.

DIRECTIONS

On entering Pool from the Redruth direction, at a staggered junction take the third turning into Church Road, at a mini-roundabout take the second exit into Moorfield Road. Continue along Moorfield Road taking the third turning on the right into Wheal Agar and following the road around the property will be identified on the right hand side by our MAP For Sale Board. If using What3words:-
unity.newsprint.remodel

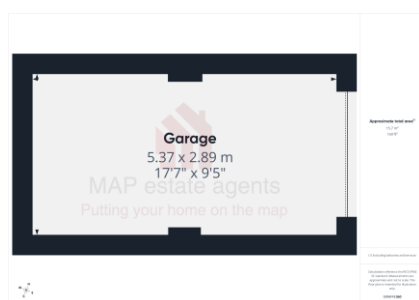
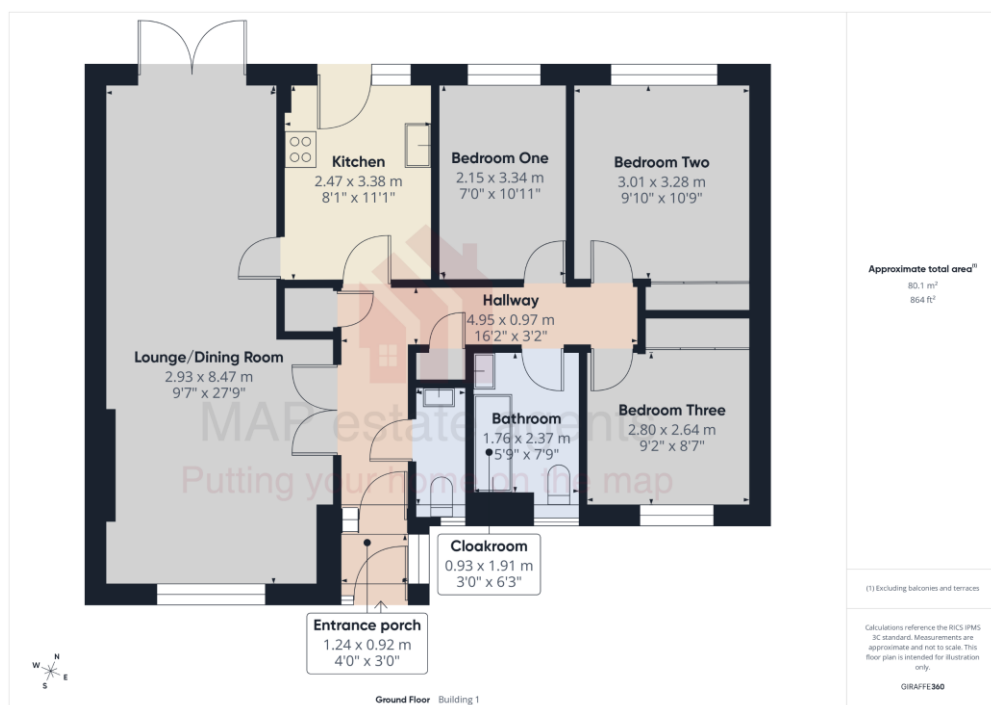


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		84
D (55-68)	69	
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Detached corner plot bungalow
- Three bedrooms
- Dual aspect lounge/dining room
- Recently updated kitchen and bathroom
- uPVC double glazing
- Gas fired central heating to radiators
- Enclosed rear garden
- Garage and driveway parking
- Sought after residential development
- Chain free sale



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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