



goundrys
SALES

Wheal Agar, Pool, Redruth

Redruth

£345,000

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Description

Goundrys are delighted to offer this superb spacious Detached 3 Bedroom Bungalow to the market benefitting from no onward chain. The accommodation on offer is as follows: The entrance door opens into the spacious welcoming hallway with double doors leading into the generous size living/dining room. This room is light and airy throughout with a feature fireplace, in the dining area there are patio doors opening into the conservatory having views over the garden. There are 3 good size bedrooms plus a shower room fitted with a cream suite. There is a separate W.C which can be found in the hallway. The attractive rear garden is laid to lawn being enclosed with flower and shrub borders having a patio area ideal for alfresco dining. There is also a greenhouse and garden shed. To the front of the property there is driveway parking to the side which leads to the garage having an electric door. There is a pathway leading to the front entrance door with a lawned area with attractive shrubs. The property is warmed by Gas Central Heating and Double Glazing.

Location

Pool, Redruth is a convenient location with retail parks can also be found within three quarters of a mile and these include superstores, DIY stores and fast food outlets. Conveniently located for schooling for all ages, there is a secondary school within walking distance as is the Cornwall College Campus. The north coast at Portreath, which is noted for its sandy beach and active harbour is within two miles and the nearest major town of Redruth is within two and a half miles having a mainline Railway Station with direct access to London and the north of England. The Cathedral City of Truro is 12 miles away which has extended shopping facilities.

Tenure: Freehold

Council Tax Band: C (Source: Council Tax Band Checker as of (1st May 2026)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details. We believe the property is of timber frame construction with brick.

Heating: We understand the property has Gas Central Heating (Source: Vendor's PIQ).

Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).

Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).

Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.





Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: ON ORDER

Approximate What3Words Location: ///texts.resists.dozens

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Super fast Predicted download speeds of 22–1800 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Good outdoor and indoor

O2 – Good outdoor and indoor

Three – Good outdoor and indoor

Vodafone – Good outdoor and indoor

For further material information, please refer to the relevant section(s) provided by this website.

Disclaimer

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

Legal Notices

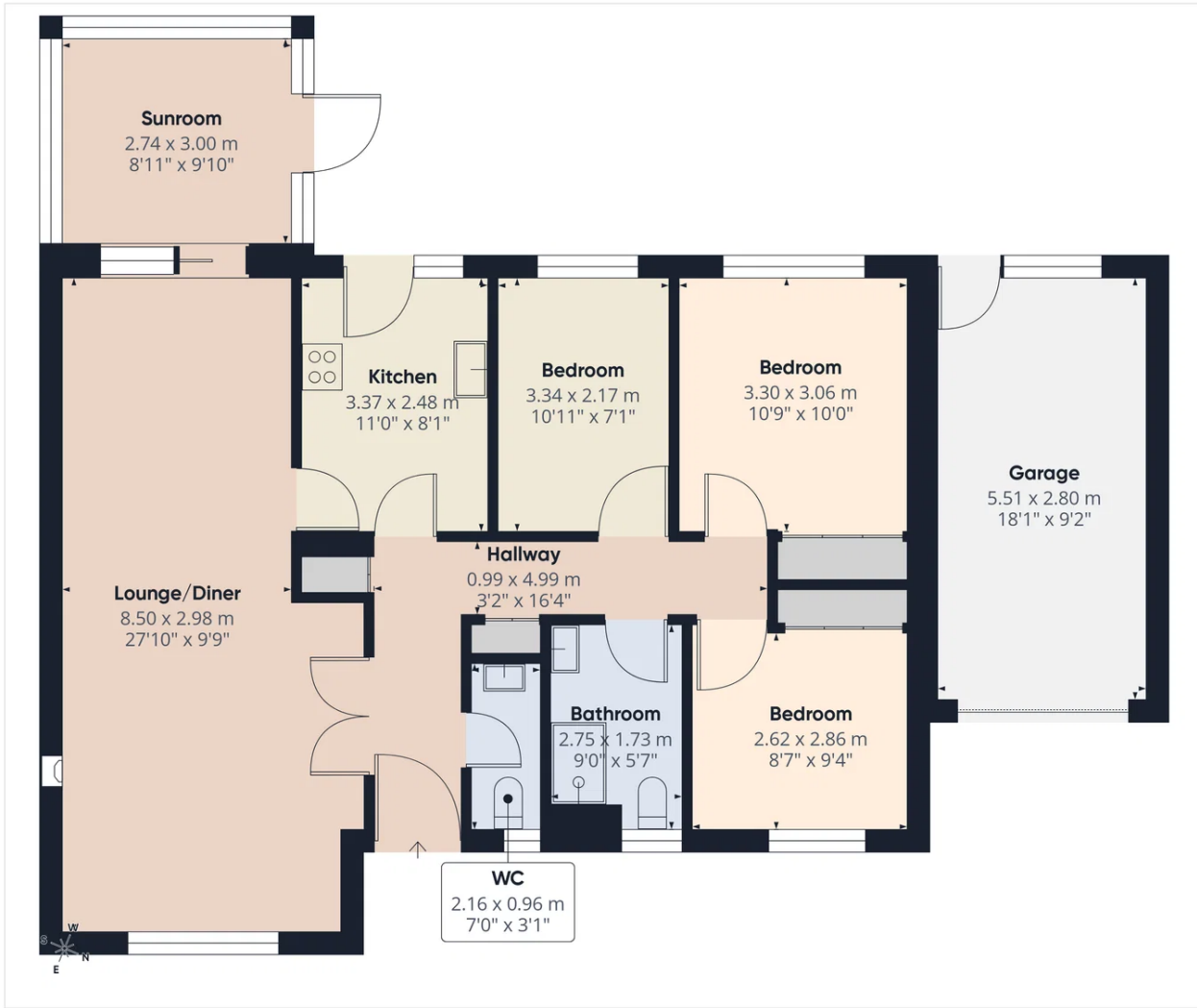
Anti-Money Laundering Compliance – Purchasers

In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

Proof of Finance – Purchasers

To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.





Approximate total area^m
105 m²
1130 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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