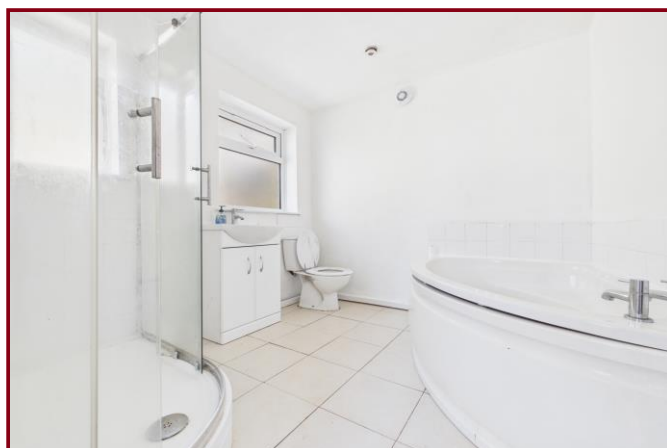




MAP estate agents
Putting your home on the map

**Fore Street, Pool,
Redruth**

**Auction Guide Price £85,000+
plus fees
Freehold**





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Pool, Redruth**

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Property Introduction

Situated in a tucked away position yet close to the amenities of Pool, this updated detached home is offered for sale by auction on the 24th September in conjunction with Clive Emson Auctioneers.

Recently re-decorated, there are three bedrooms to the first floor and on the ground floor there is a separate lounge, a refitted kitchen/diner, a utility room and a bathroom. Set back from the road through pedestrian access, the garden is enclosed, level and mainly laid to lawn.

There is unallocated parking available in several places around the property.

For a copy of the full auction catalogue and the legal pack for the property please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

Location

Pool is located roughly half way between the larger towns of Redruth and Camborne and has a range of shops, including a small supermarket, take aways and a launderette. The Morrisons superstore and Lidl supermarket are within half a mile. A bus stop is a very short walk away. Cornwall College campus is also close by.

Both Redruth and Camborne offer a wider range of commercial facilities whilst access on to the A30 is approximately one mile away.

ACCOMMODATION COMPRISES

Double glazed front door to:-

HALLWAY

Stairs to first floor. Understairs storage cupboard. Vertical radiator. Spotlighting. Door to lounge and kitchen/diner.

LOUNGE 12' 2" x 11' 5" (3.71m x 3.48m) plus recesses

Double glazed window to the garden. Two radiators. Spotlighting.

KITCHEN/DINER 11' 9" x 10' 9" (3.58m x 3.27m) plus recesses

Double glazed window to the garden. Range of white gloss base and wall mounted units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Electric oven and hob. Space

for fridge/freezer. Feature granite fireplace. Two vertical radiators. Spotlighting. Door to :-

UTILITY ROOM 7' 6" x 5' 8" (2.28m x 1.73m)

Double glazed window and double glazed door to the garden. White gloss base units with worktop over incorporating a stainless steel sink. Space and plumbing for automatic washing machine. 'Worcester' gas boiler. Towel rail. Spotlighting. Door to:-

BATHROOM

Two double glazed obscure glass windows to the side. Walk-in shower with rain head shower over, separate corner bath, low level WC and vanity wash hand basin with storage under.

FIRST FLOOR LANDING

Double glazed window to rear. Access to loft, built in positive pressure system. Spotlighting. Doors to bedrooms :-

BEDROOM ONE 12' 4" x 11' 7" (3.76m x 3.53m)

Double glazed window to the front. Two radiators. Spotlighting.

BEDROOM TWO 12' 3" x 9' 10" (3.73m x 2.99m)

Dual aspect double glazed windows to front and back. Feature fireplace. Radiator. Spotlighting.

BEDROOM THREE 8' 11" x 5' 4" (2.72m x 1.62m)

Double glazed window to the front. Broadband and Telephone access point. Radiator. Spotlighting.

OUTSIDE

To the outside, it is mainly laid to lawn which is enclosed and level with mature shrubs to both sides. There is a gate at the end of the garden which gives access to Fore Street. There is also side access to Carn Brea Lane.

SERVICES

The property benefits from mains electricity, mains gas, mains water and mains drainage.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

The property can be approached from two directions. The first is from between numbers 19 and 23 Fore Street (down the lane opposite the laundrette), the second is directly to the left of 9 Carn Brea Lane (off Station Road), via a short path leading from off-street parking. If using What3words: prospered.library.copying

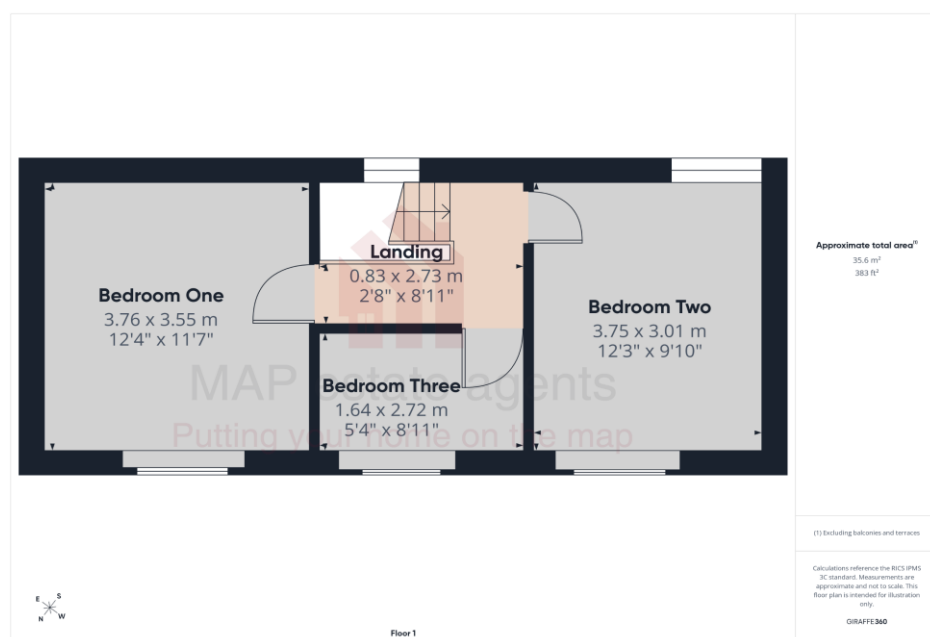


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	77
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Detached three bedroom cottage
- Generous garden to front
- Lounge and separate dining room
- Double glazed windows
- Traffic free location close to amenities and facilities
- Close to amenities and facilities
- Offered for sale in conjunction with Clive Emson Auctioneers
- Online auction 24th September 2026



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)

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