

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



## 17 Lower Pumpfield Row

Pool, Redruth, TR15 3PX

**£189,950**



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Here we bring to market a property that offers very convenient, nearby connections to a whole host of local amenities including schools and major supermarkets. Offered for sale with no onward chain, this character terraced two bedroomed cottage with open joist ceilings and some deep tiled window sills would make an ideal first time buy or for investment purposes. Off road parking is available for up to three vehicles and the home is very conveniently located for both Redruth and Camborne yet enjoys a quiet and somewhat private setting. A reluctant sale by the current vendor, this home now provides an opportunity for a new owner to put on their stamp. On entry, the property has an open plan lounge/diner/kitchen with an open joist ceiling and stairs to the first floor. The lounge area has a traditional Cornish fireplace whilst the dining area has two built-in sideboards. The kitchen is in a reverse L-shaped format with a separate standalone feature where under counter appliances can be positioned. From the dining area, access is given to a rear utility room with space and plumbing for a washing machine etc, and from here access can be gained to the rear outdoor space. The first floor is accessed via stairs with a recessed open access shelf feature. The first bedroom is positioned at the front of the property and has the great benefit of a built-in storage cupboard with pine shelving. The second bedroom is positioned to the rear and both bedrooms are complemented by a family bathroom which includes a P-shaped bath with a mixer shower over. Externally, to the front, the shared access road leads to a driveway directly opposite the property where parking for up to three cars can be found. At the back of the driveway there is a shed and adjacent is a pathway leading to the neat and private front garden which is south west facing to enjoy the best of the sunshine. Primarily laid to lawn with a n ascending frontage, there are several mature tree features and with a mature border to one side. To the rear, the outdoor space is made up of a lower patio area leading to stairs to an enclosed and private upper patio seating space with walled and fence topped borders. Double glazed throughout with gas central heating, it should be noted that during the vendor's ownership, a new gas central heating boiler has been fitted as well as the

property having had a new roof. In terms of location, there are several major supermarkets within walking distance or alternatively through a short drive. Also within walking distance are nearby schools, including the local academy and Cornwall College is less than a fifteen minute walk. The local leisure centre is also within walking distance and the local health centre is also very close by. Further afield, Camborne and Redruth town centres are equidistant. In addition, the property is close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park and Golf Course in around ten minutes by car. Also, within proximity, are several North Cornwall coastal towns including Portreath which is a mere eight minutes or so by car. Furthermore, other surrounding beaches and local attractions can also be found nearby.

Upvc door with half obscure double glazed panel opens to:

## **OPEN PLAN LOUNGE/KITCHEN/DINER**

### **LOUNGE AREA**

**14'1" x 12'0" (4.30m x 3.67m)**

Stairs to the first floor and a radiator below a upvc double glazed window overlooking the shared access road behind a deep wooden sill. Open joist ceiling and an original Cornish fireplace with a built-in wooden shelf.

### **KITCHEN/DINER AREA**

**13'9" x 10'1" (4.20m x 3.08m)**

The kitchen has a range of eye level storage cupboards and base level storage cupboards and drawers in an L shaped format. Roll edge work surfaces and tiled splash backs. Upvc double glazed window overlooking the rear garden and courtyard with a deep sill. Worcester boiler and space for a gas cooker. One and a half bowl stainless steel sink and drainer with a separate section offering space for an under counter fridge and an under counter freezer. Radiator.

### **REAR UTILITY**

**6'6", 10'8" x 9'1" (2,31m x 2.78m)**

Half panelled upvc double glazed door with a upvc double glazed side window leading to the rear patio.

## **FIRST FLOOR**

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## LANDING

### BEDROOM 1

10'3" x 12'0" (3.14m x 3.66m)

Upvc double glazed window with a radiator below set behind a deep tiled shelf overlooking the front garden. Built-in full height storage cupboard with pine shelving. Loft access hatch.

### BEDROOM 2

7'1" x 10'2" (2.16m x 3.12m)

Upvc double glazed window behind a deep tiled sill overlooking the rear courtyard garden with a radiator below.

### BATHROOM

6'4" x 6'11" (1.94m x 2.11m)

Low level wc and a wash hand basin with a tiled splash back. P shaped bath with a matching glass shower screen, tiled splash back and a shower mixer over. Tilt opening upvc double glazed window behind a deep tiled sill. Radiator.

### OUTSIDE

To the front is an access road and a driveway providing off road parking for three vehicles with a mature hedged side border and a garden shed. An ascending pathway leads down to the front garden area which is primarily laid to lawn with several mature tree features and a mature hedged border around a traditional wall to one side. There is a fenced rear border and a fenced border to the right hand side.

## DIRECTIONS

From Redruth proceed towards Camborne and having passed the National Trust engine house on your left look out for a sign on the right for Higher Pumpfield Row. At this end bear left then left again along the back of Lower Pumpfield Row. At the end by number 1 turn back on yourself into Lower Pumpfield Row and the cottage is found on your right.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

## SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal - EE Good outdoor & variable indoor, Three Good outdoor & indoor, O2 Good outdoor & variable indoor, Vodafone Good outdoor & variable indoor (sourced from Ofcom).



## Road Map



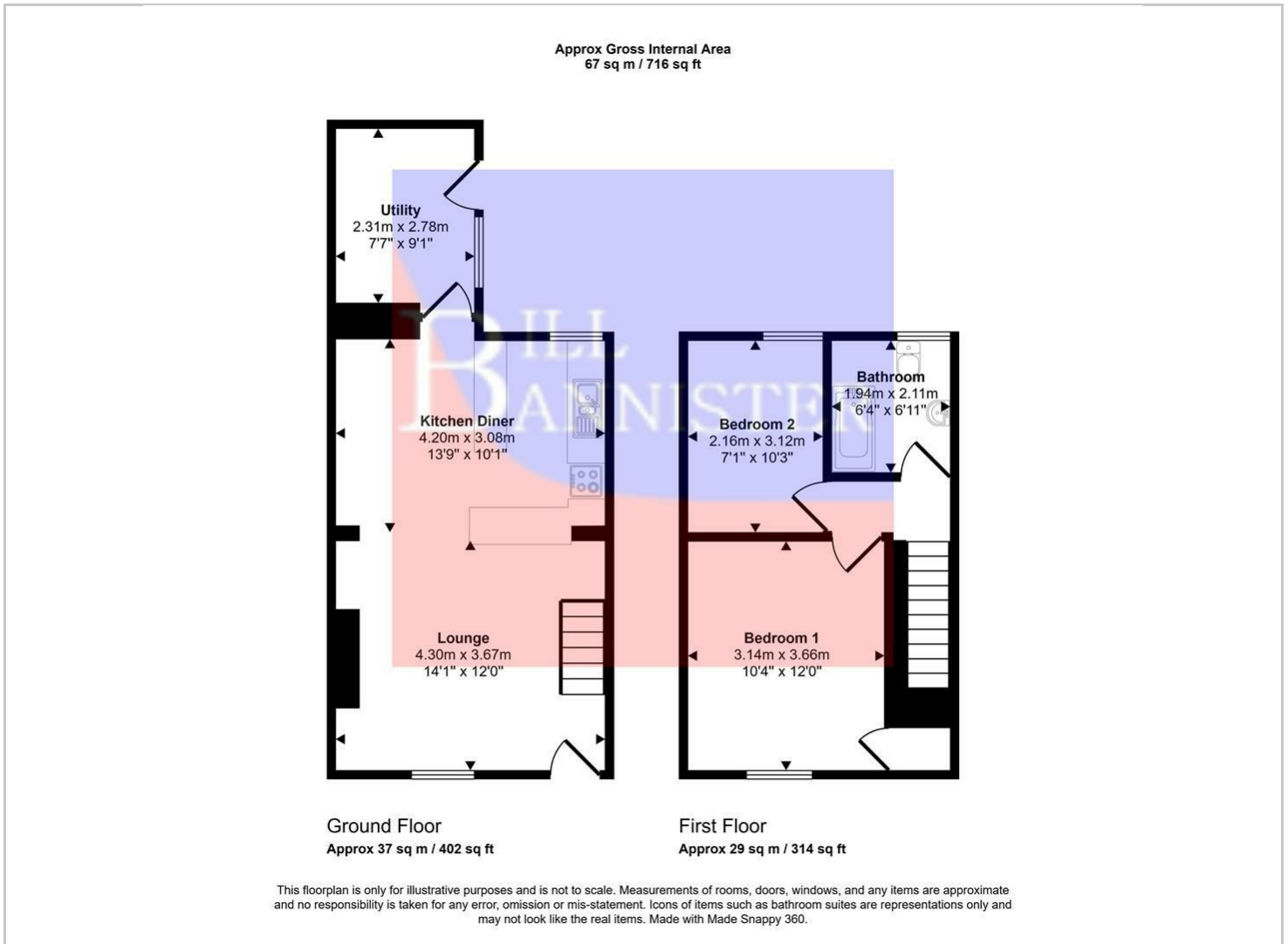
## Hybrid Map



## Terrain Map



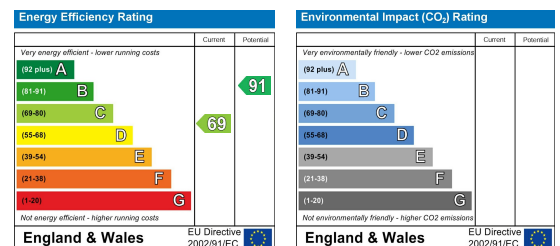
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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