



**MAP estate agents**  
Putting your home on the map

**Treloweth Way,  
Pool, Redruth**

**£190,000  
Freehold**







**Treloweth Way,  
Pool, Redruth**

**£190,000  
Freehold**

## Property Introduction

Located within a popular residential location, this semi-detached bungalow is being offered for sale with no onward chain. The bungalow has two double bedrooms, lounge, fitted kitchen and family bathroom. Featuring double glazing throughout, there is also the benefit of a gas central heating system.

To the outside, there is a gravelled garden to the front and side with lawned gardens to the rear. Having been updated in recent years the property would now benefit from a further program of improvement.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

Pool is situated midway between Camborne and Redruth and is within three quarters of a mile of the A30 trunk road. Out of town retail parks can be found within three quarters of a mile and these include superstores, DIY stores and fast-food outlets.

The north coast at Portreath which is noted for its sandy beach and active harbour is within two miles. Conveniently located for schooling of all ages, there is a secondary school within walking distance as is the Cornwall College Campus.

The nearest major town of Redruth is within two and a half miles and here one will find a mainline Railway Station with direct access to London and the north of England.

### ACCOMODATION COMPRISES

uPVC double glazed door opening to: -

### ENTRANCE HALLWAY

Tiled flooring, radiator and access to loft space. Doors opening off to:-

### LIVING ROOM 16' 4" x 10' 8" (4.97m x 3.25m)

A good size room with uPVC double glazed window to the front. Laminate flooring, radiator.

### KITCHEN 9' 2" x 8' 3" (2.79m x 2.51m) plus door recess

uPVC double glazed window to the front. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel sink unit with single drainer. Space for gas cooker. Ceramic tiled splashbacks, space for fridge, plumbing for automatic washing machine and wall mounted combination gas boiler.

### BEDROOM ONE 13' 1" x 10' 3" (3.98m x 3.12m) maximum measurements

uPVC double glazed window to the rear garden. Recessed wardrobe with sliding doors. Radiator.

### BEDROOM TWO 9' 11" x 9' 3" (3.02m x 2.82m)

uPVC double glazed window to the rear garden. Recessed wardrobe with sliding doors. Radiator.

### BATHROOM

uPVC window to the side. Fitted with a suite consisting of vanity wash hand basin, close coupled WC and panelled bath with electric shower. Vinyl flooring and radiator.

### OUTSIDE

The front garden is open plan with gravel ease of maintenance. To the side there is gate leading to the main entrance. To the rear the garden is enclosed and screened by mature hedging and shrubs giving a high level of privacy. Parking is available in front of the property.

### SERVICES

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

### AGENT'S NOTES

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

### DIRECTIONS

From Redruth Railway Station proceed down the hill bearing right at the first set of traffic lights. At the next set of traffic lights turn right. At the next lights turn left, continue along this road and at Barncoose roundabout take the first exit into Barncoose Terrace. After passing a petrol station on the right-hand side, turn right into Chariot Road and continue through into Higher Broad Lane passing a school on your left, turn left into Balkin Way, continue through to Moorfield Road and then turn right into Treloweth Way take the first turning to the right where the bungalow will be identified on the opposite side by our For Sale board. If using What3words:- blurts.tags.paskey

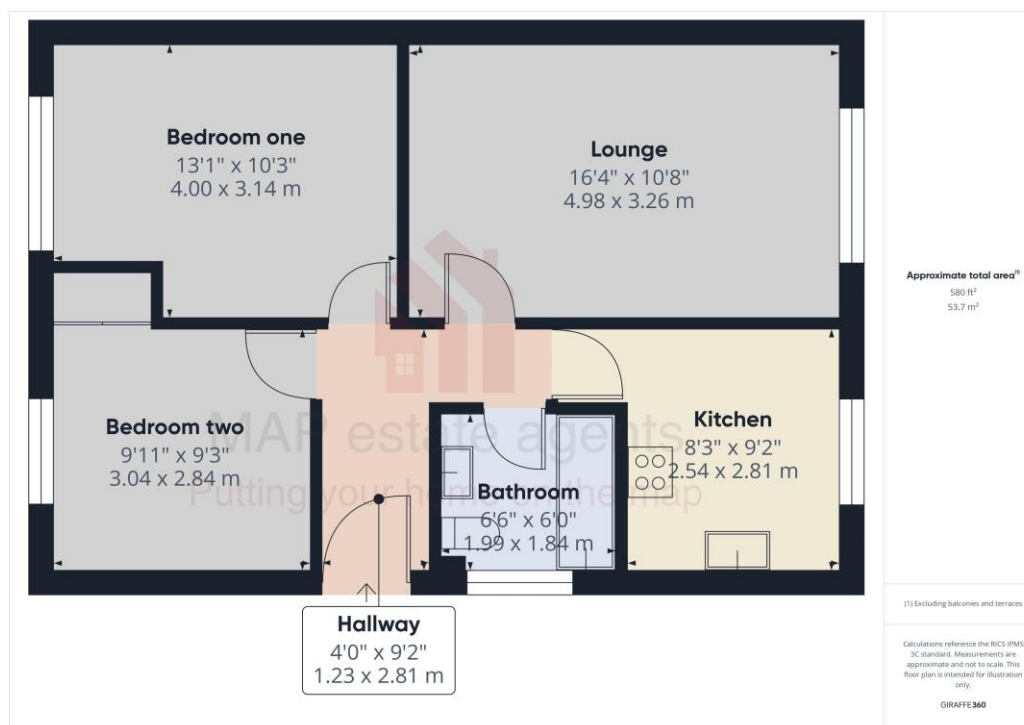


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		88
B (81-91)		
C (69-80)		
D (55-68)	72	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Two bedroom semi-detached bungalow
- Kitchen
- Lounge
- Bathroom
- Gas central heating and double glazing
- Parking space
- Enclosed rear garden
- Chain free sale



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)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.