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BILL BANNISTER

Sales & Lettings



43 Wheal Agar

Pool, Redruth, TR15 3QL

£254,500

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Situated in a sought after residential location, this well presented semi detached home was built by a well known contractor. There is a front porch leading through to the hallway, a lounge and then via a six pane door to a Howdens fitted kitchen/diner. There is a one and a half bowl porcelain sink unit, plenty of working surfaces with cupboards and drawers beneath and incorporating a large gas Range cooker with an electric oven. Eye level cupboards are also provided offering plenty more storage space. Two bedrooms are provided with the rear bedroom having fine views to Carn Brea castle and monument and both having fitted wardrobes. There is a shower room having a tiled cubicle, an enclosed wash hand basin and wc. The property is double glazed and this is complemented by a gas fired heating system. Externally the property has a low maintenance exterior. Parking facilities are provided for several vehicles and there is an open plan lawned front garden. To the rear the garden is fully enclosed with gates and substantial fencing to three sides plus a substantial garden shed. The garden is lawned and is ready for the keen gardener to make their mark on it. Wheal Agar is a popular dormitory area for Redruth, Camborne and the out of town multiples and further businesses at Pool. The north coast at Portreath is within approximately four miles. This home has been in the same ownership from new and has the following accommodation.

ENTRANCE PORCH

Approached via a upvc door with inset double glazed panels. Radiator and a six pane door to:

HALLWAY

Stairs to the first floor and door to:

LOUNGE

10'4" x 14'2" (3.15m x 4.34m)

Enclosed understairs storage and a radiator. Door to:

KITCHEN/DINER

13'6" x 9'8" (4.14m x 2.95m)

Fitted with Howdens units incorporating a one and a half bowl porcelain sink, plenty of working surfaces with cupboards and drawers beneath plus tiled splash backs. A large gas Range cooker with electric oven. Incorporated microwave oven and a wall mounted Worcester gas fired combi boiler. Patio doors to the rear garden, a tiled floor and a radiator.

FIRST FLOOR

BEDROOM 1

11'4" x 11'6" (3.47m x 3.51m)

Window to the front, a fitted wardrobe and a radiator.

BEDROOM 2

7'1" x 10'4" (2.18m x 3.17m)

Window to the rear with fantastic open views to Carn Brea castle and monument. Fitted wardrobe and a radiator.

LANDING

Access to the loft which is part boarded with electric lights. Radiator and an airing cupboard.

SHOWER ROOM

5'10" x 5'11" (1.78m x 1.82m)

Refurbished having a tiled double cubicle, a mains shower and an extractor. Enclosed wash hand basin with a mirror. Low level wc. Radiator.

OUTSIDE

There is an open plan lawned front garden with a pathway and a side driveway providing parking for several vehicles. The rear garden is well enclosed with wooden fencing to three sides offering a good screen and safety for young children and pets. There is also a

substantial garden shed. We feel there is much potential here for the keen gardener.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Pass through Broad Lane with the post office on your left. Take the second left into Balkin Way by the Guinness Trust flats and continue along here taking the second left into Wheal Agar. Take the left turn where number 43 will be found on the right identified by a For Sale board.

AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 3 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & indoor, Three - Good outdoor &

variable indoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).



Road Map



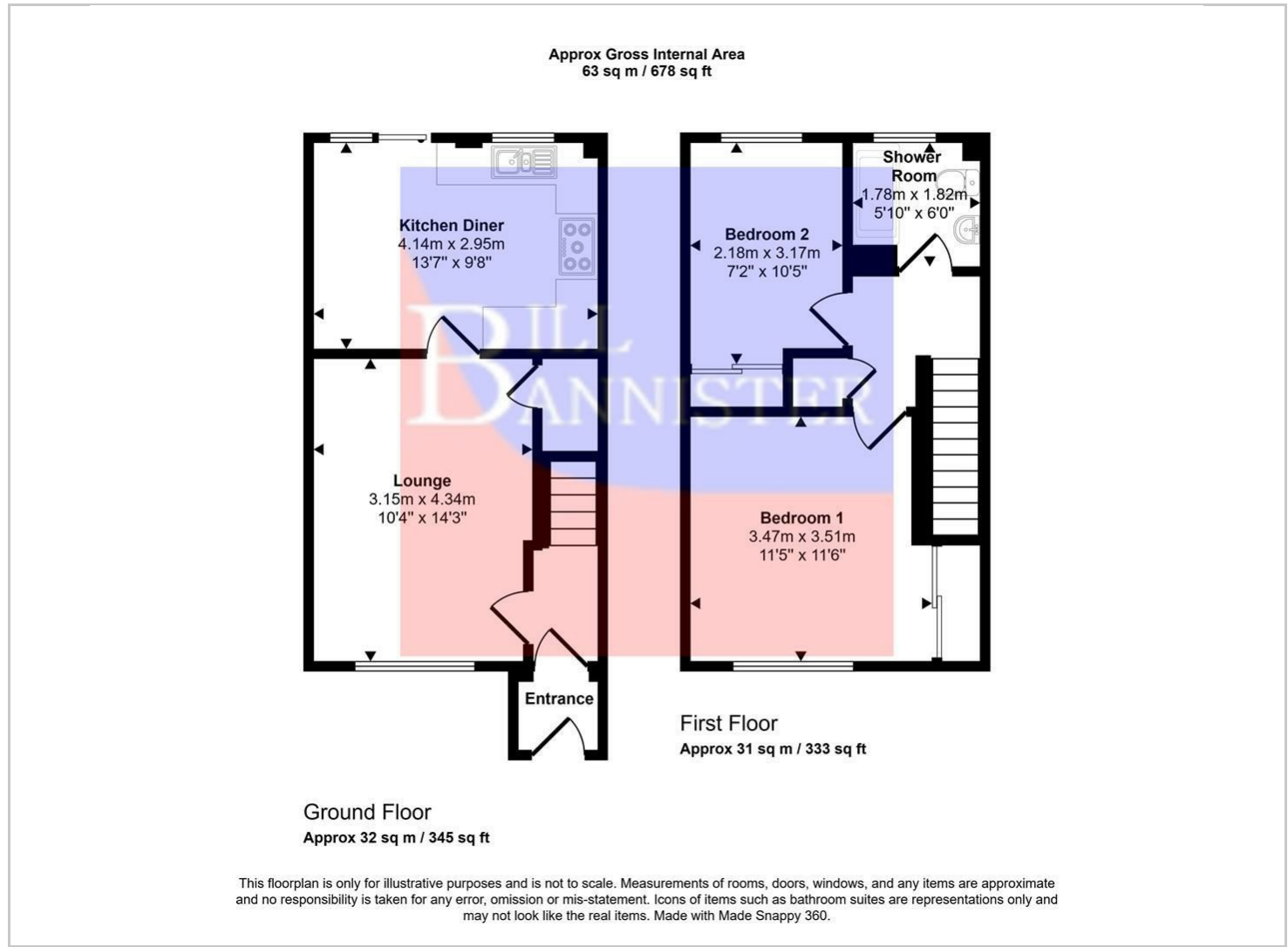
Hybrid Map



Terrain Map



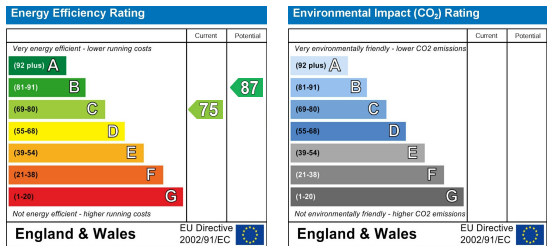
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.