



Stone Way

Pool

Redruth

TR15 3FG

Offers In Excess Of
£270,000

- THREE BEDROOM FAMILY HOME
- MASTER WITH ENSUITE AND FITTED WARDROBE
- KITCHEN/DINING ROOM
- FAMILY BATHROOM AND GROUND FLOOR CLOAK ROOM
- ALLOCATED PARKING FOR TWO CARS
- GENEROUS ENCLOSED REAR GARDEN
- SPACIOUS LIVING ROOM
- QUIET CUL DE SAC POSITION
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 820.00 sq ft



3



2



1



B84

PROPERTY DESCRIPTION

Situated in a quiet Cul De Sac in a popular residential development is this modern home, perfectly suited to couples or a family. The accommodation comprises an entrance porch, cloak room, living room, kitchen/dining room, three bedrooms with one ensuite and family bathroom. Outside, to the front are two allocated parking spaces along with plenty of visitor parking whilst the rear enjoys a generous, child and pet friendly garden with a sunny decked seating area, level lawn and patio. The property also benefits from gas central heating and double glazing.

LOCATION

Stone Way is a quiet Cul De Sac forming part of the popular Redrow development in Pool, perfectly placed for schools and access to local shops, amenities, and is a short drive from the North Cornish coast and on the door step of Tehidy Country Park. The towns of Redruth and Camborne both offer a wide range of retail and leisure facilities, schools for all ages and sit on the Main A30 and mainline railway providing transport links through the county and beyond.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Composite door into:

ENTRANCE HALL

Space for shoes and hanging coats, hard wearing door mat, doors to living room and cloak room.

CLOAK ROOM

W.C and hand basin, wood effect flooring, extractor fan.

LIVING ROOM

A spacious living room with wood effect flooring, double glazed window, radiator, concealed staircase to first floor with storage cupboard below, door into:

KITCHEN/DINING ROOM

A modern kitchen/dining room fitted with a range of base and wall units including integrated fridge/freezer, double 'AEG' oven, gas hob and extractor hood, wood effect work surfaces with stainless steel sink inset, space for washing machine, cupboard housing combination boiler, radiator, inset lighting, ample space for dining table and chairs, double glazed window, double glazed patio doors to rear garden.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, airing cupboard, radiator.

BEDROOM ONE

A generous master bedroom with fitted wardrobes, double glazed window, radiator, door into:

ENSUITE

A well appointed three piece shower suite comprising shower cubicle with tiled surround, W.C and hand basin, heated towel rail, obscure double glazed window, inset lighting, extractor fan.

BEDROOM TWO

A second double bedroom with double glazed window and radiator.

BEDROOM THREE

A comfortable third bedroom with double glazed window and radiator.

BATHROOM

A white three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin, heated towel rail, inset lighting, extractor fan.

OUTSIDE

The property sits at the end of a Cul De Sac approached over a pathway from two allocated parking spaces. A side passage with pedestrian gate leads into a generous, family friendly garden, perfect for children, pets and entertaining. There is a paved patio which opens onto a level lawn leading to an additional sunny decked patio area with lighting, ideal for alfresco dining and summer evenings. A useful tool shed with power and lighting provides storage .

AGENTS NOTE

There is an annual estate management fee which has been paid until November 2026 for the sum of £243.65

DIRECTIONS

Travel along Trevenson Road turning left into Cornwall College. Keep to the left following the road to the bottom into Stone Way. The property can be found on your right hand side.

MATERIAL INFORMATION

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Number and types of room: 3 bedrooms, 3 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

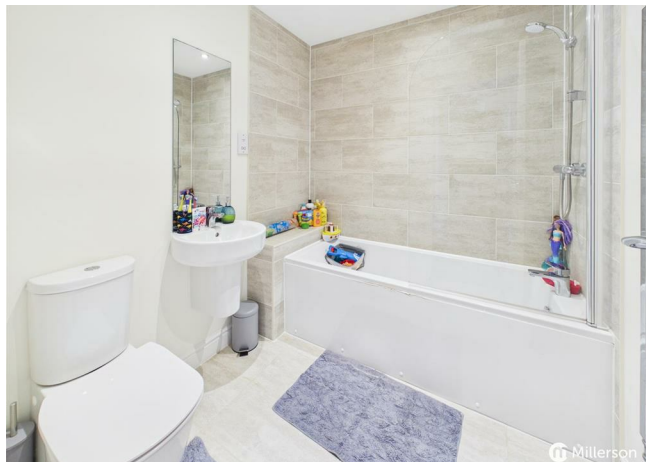
Sewerage: Mains



Heating: Mains gas-powered central heating is installed.
 Heating features: Double glazing
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good
 Parking: Allocated
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1



Approximate total area⁽¹⁾

76.3 m²

820 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

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Material Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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