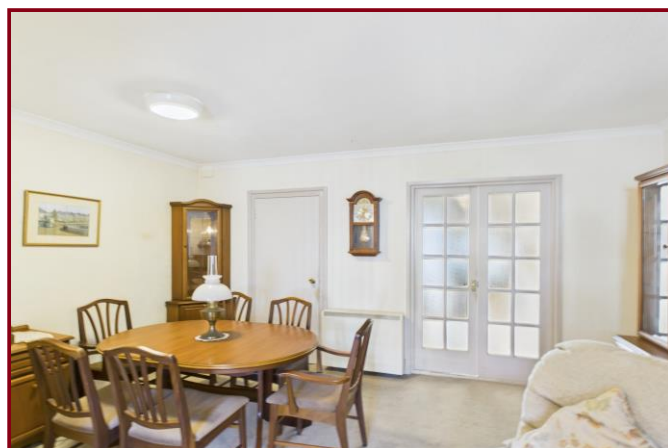




**MAP estate agents**  
Putting your home on the map

**Tangye Road,  
Pool, Redruth**

**£185,000  
Freehold**





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## **Property Introduction**

Situated between the towns of Camborne and Redruth, both renowned for their mining heritage, Pool forms part of the parish of Illogan. This particular mid-terrace home is being offered for sale with vacant possession and offers an ideal opportunity for a family home.

Internally the accommodation comprises of an entrance porch with inner hallway leading to the lounge with archway to dining room, kitchen, conservatory, wet room whilst to the first floor are two double bedrooms.

Throughout the property has the benefit of uPVC double glazed windows and doors along with an electric heating system whilst externally to the rear is an enclosed paved patio and access to a 19' detached garage.

## **Location**

Pool is ideally situated close to both Camborne and Redruth with their historic towns offering a good range of retail outlets and facilities. Pool itself has a local Tesco Extra and Morrisons superstore, along with Pool Market, a health centre, schooling and the Carn Brea Leisure Centre.

The spectacular north coastal villages of Porthtowan and Portreath are nearby, popular for surfing along with their sandy beaches and magnificent cliff top vistas. Tehidy Country Park is also on the doorstep which has over nine miles of meandering pathways within two hundred and fifty acres of natural woodland along with a café and adjoining golf course. The main A30 trunk road is also conveniently situated for access to other parts of the county whilst the cathedral city of Truro is approximately twelve miles distant being the main centre in Cornwall for business and commerce and is home to the Hall for Cornwall.

### **ACCOMMODATION COMPRISES**

Double glazed door opening to:-

### **ENTRANCE PORCH**

Double glazed windows. Doorway giving access to:-

### **INNER HALLWAY**

Staircase to first floor. Access to:-

### **LOUNGE 11' 2" x 9' 6" (3.40m x 2.89m) maximum measurements**

Double glazed window to front elevation. Night storage heater. Under stairs storage cupboard, open planned archway giving access to:-

### **DINING ROOM 14' 3" x 9' 1" (4.34m x 2.77m)**

Night storage heater.

### **KITCHEN 10' 4" x 7' 11" (3.15m x 2.41m)**

One and a quarter stainless steel sink unit with mixer tap, a range of base storage cupboards with drawers over. Wall mounted storage cupboards, work surfaces, built-in oven, hob with extractor over, tiled floor and part tiled walls. Doorway giving access:-

### **CONSERVATORY 11' 5" x 9' 0" (3.48m x 2.74m) maximum measurements (curved)**

Double glazed with doorway to exterior. Two electric wall mounted heaters. Tiled floor.

### **INNER LOBBY**

Airing cupboard with plumbing for automatic washing machine. Access to:-

### **WET ROOM**

Shower, low flush WC and pedestal wash hand basin. Extractor fan and wall heater.

### **FIRST FLOOR LANDING**

Night storage heater. Access to loft and access to:-

### **BEDROOM ONE 14' 2" x 9' 0" (4.31m x 2.74m)**

Double glazed window to rear elevation.

### **BEDROOM TWO 14' 4" x 11' 7" (4.37m x 3.53m) L-shaped, maximum measurements**

Double glazed window to front elevation.

### **OUTSIDE FRONT**

Immediately to the front of the property is an enclosed paved patio with tree and pedestrian gateway leading to the pavement.

### **REAR GARDEN**

The rear garden is enclosed, again a paved patio with pathway leading to a pedestrian gateway and access to the:-

### **DETACHED SINGLE GARAGE 19' 1" x 9' 0" (5.81m x 2.74m)**

Single up and over door. Electric, light and power points connected.

### **SERVICES**

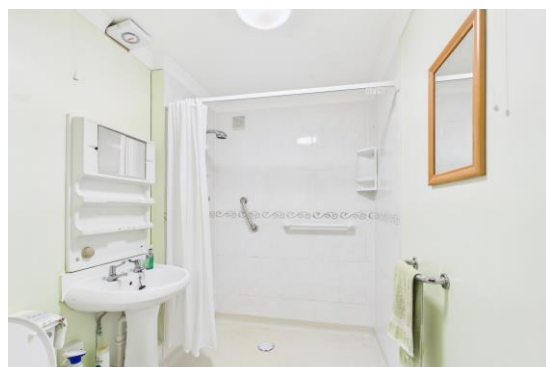
Mains drainage, mains water, mains electric and mains gas.

### **AGENT'S NOTE**

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

### **DIRECTIONS**

Proceeding along Agar Road on the A3047, turn right into Trevithick Road, continue along taking the second turning on the left hand side into Tangye Road where the property is situated on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- sorters.shredding.lane

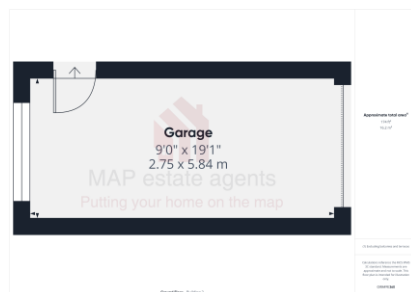
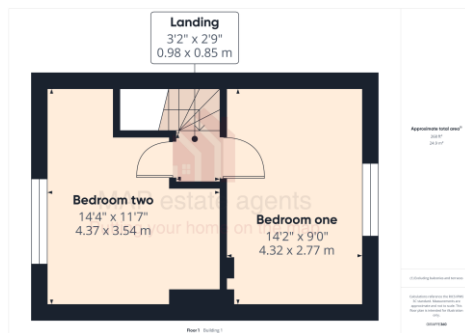
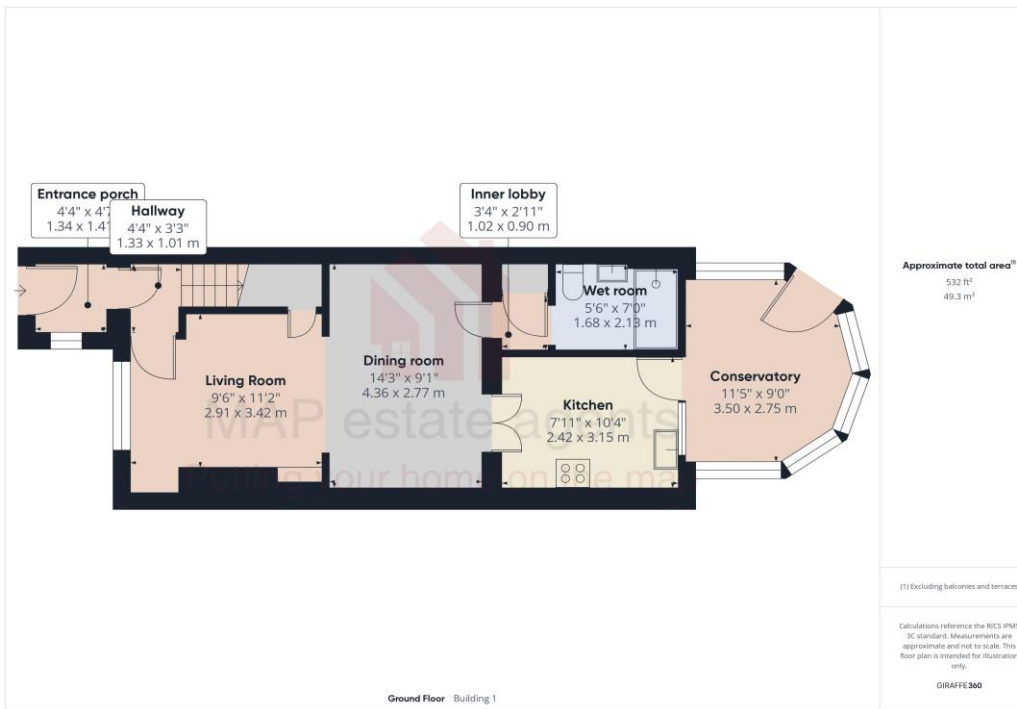


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Well presented mid-terrace property
- Two bedrooms
- Lounge with archway to dining room
- Conservatory
- Ground floor wetroom
- uPVC double glazed windows and doors
- Electric heating system
- Detached garage
- Ideal position for access to A30
- Offered for sale chain free



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