



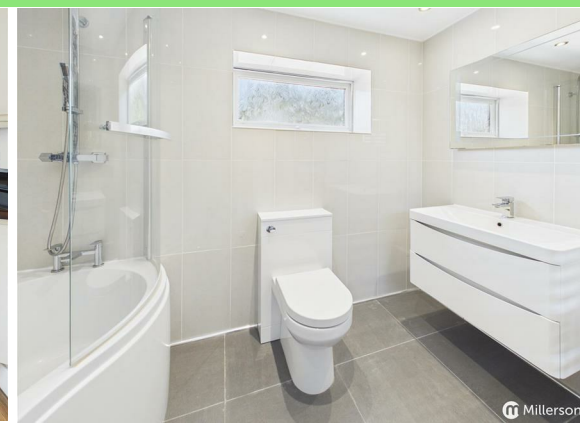
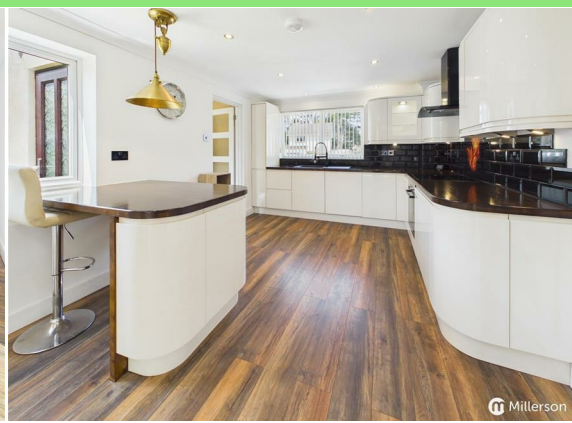
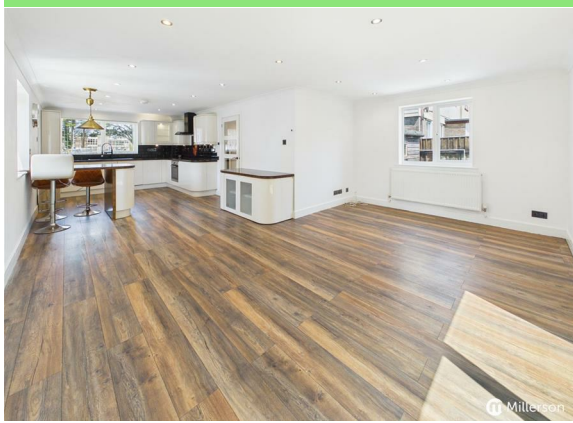
# Little Treloweth Pool

Redruth

TR15 3QA

Offers In The Region Of  
£339,000

- DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO BATHROOMS
- GENEROUS SUNNY ENCLOSED GARDEN
- LARGE OPEN PLAN LIVING/KITCHEN/DINER
- DOUBLE GARAGE AND DRIVEWAY
- QUIET CUL DE SAC LOCATION
- EASY ACCESS TO SCHOOLS AND AMENITIES
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1343.00 sq ft



#### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this spacious, detached family home situated in a quiet and convenient Cul De Sac. The accommodation is bright, airy and well presented throughout and briefly comprises an entrance vestibule, entrance hall, large open plan living/kitchen/diner, utility, ground floor shower room, three comfortable bedrooms and a family bathroom. Outside, a driveway and double garage provide off road parking whilst the rear enjoys a generous, enclosed sunny garden which is perfectly suited to children and pets. Other benefits include double glazing and gas central heating along with the potential to extend or develop the plot, subject to necessary permissions.

#### LOCATION

Little Treloweth is a quiet Cul De Sac located in a popular residential area in Pool, perfectly placed for schools and access to local shops, amenities, and is a short drive from 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 rail way providing transport links through the county and beyond.

#### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

#### ENTRANCE

Obscure double glazed door into:

#### ENTRANCE VESTIBULE

Mosaic effect tiled floor, space for handing coats, opening through to:

#### ENTRANCE HALL

Wood effect flooring, radiator, inset lighting, stairs to first floor with storage cupboard below, doors to living room and shower room.

#### SHOWER ROOM

A three piece shower suite comprising shower cubicle with electric shower, W.C and hand basin with fitted drawer, heated towel rail, under floor heating, tiled walls, tiled floor, inset lighting, extractor fan, obscure double glazed window.

#### OPEN PLAN LIVING/KITCHEN/DINER

A generous open plan living space enjoying dual aspect double glazed window and sliding patio doors to the rear garden, inset lighting, radiator, wood effect flooring.

The kitchen area is well appointed, fitted with a wide range of white gloss base and wall units, solid wood work surfaces and complimentary tiled splash backs, integrated dishwasher, electric oven, hob and extractor hood, composite sink with mixer tap and drainer, breakfast bar with solid

wood surface, inset lighting, dual aspect double glazed windows, wood effect flooring, door into:

#### UTILITY

A useful utility area with spaces for washing machine and fridge/freezer, fitted low level shelving unit and white gloss wall units, patterned tiled flooring, obscure double glazed door to rear garden.

#### FIRST FLOOR

#### LANDING

A bright open landing with double glazed window, inset lighting, radiator.

#### BEDROOM ONE

A dual aspect double bedroom with double glazed windows, radiator, inset lighting, space for large wardrobe, wood effect flooring.

#### BEDROOM TWO

A second double bedroom with double glazed window, radiator, inset lighting, wood effect flooring.

#### BEDROOM THREE

A single bedroom with double glazed window, radiator, built-in wardrobe.

#### BATHROOM

A modern white three piece bathroom suite comprising bath with shower over, W.C and hand basin with double drawer unit below, heated towel rail, under floor heating, tiled walls, tiled floor, obscure double glazed window, inset lighting, extractor fan.

#### OUTSIDE

The property sits in the corner of a quiet Cul De Sac, approached over a driveway providing private off road parking along with an attached double garage with adjoining work shop. A paved pathway leads to the front door with a level gravel garden and a side pedestrian gate into the rear.

The rear enjoys good sized, child and pet friendly garden which boasts plenty of sunshine. There are two level lawns, storage shed and a paved private patio ideal for alfresco dining and entertaining.

#### DIRECTIONS

Travelling along Church Road with Pool Academy on your left hand side, take the first exit at the mini roundabout onto Moorfield Road. Take the first turning on your right into Little Treloweth where the property can be found on your right hand side

#### MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: D



EPC rating: D

#### The building

Detached house, standard construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

#### Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Underfloor heating and double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone good, Three great, EE good

Parking: Garage and Private

Not in a controlled parking zone

No disabled parking available

#### Risks and restrictions

Not a listed building

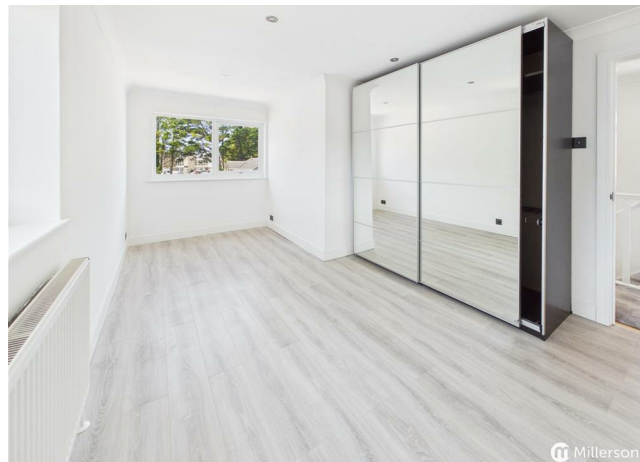
Not in a conservation area

No tree preservation order

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.





Approximate total area<sup>(1)</sup>  
124.9 m<sup>2</sup>  
1343 ft<sup>2</sup>

(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?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

Millerson Estate Agents  
29 Commercial Street

Camborne

Cornwall

TR14 8JX

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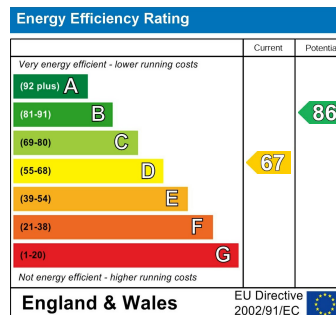
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