



Station Road

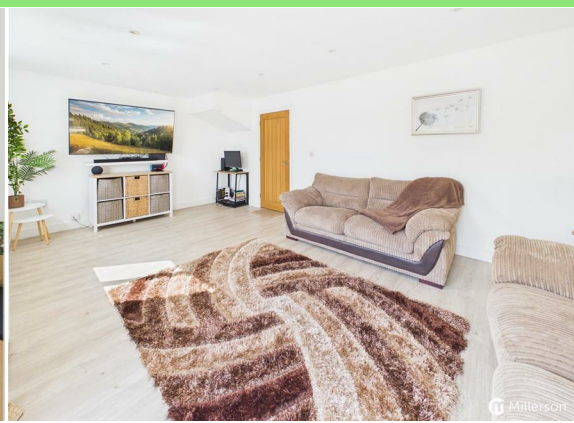
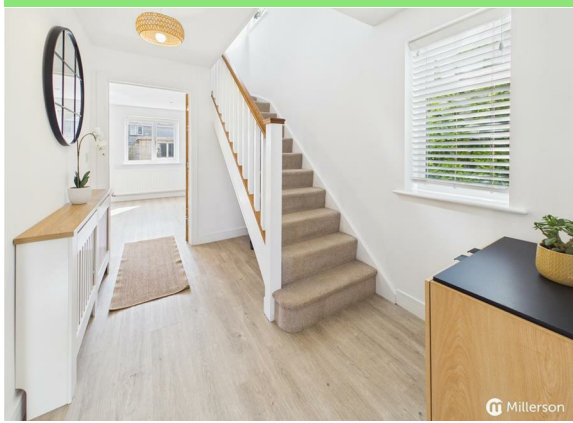
Pool

Redruth

TR15 3QG

Asking Price £260,000

- SEMI DETACHED FAMILY HOME
 - THREE BEDROOMS
 - GENEROUS LIVING ROOM
 - SPACIOUS KITCHEN/DINER
- PRIVATE DRIVEWAY FOR AT LEAST THREE CARS
 - ENCLOSED REAR GARDEN
 - CONVENIENT LOCATION
 - GAS CENTRAL HEATING
 - DOUBLE GLAZING
 - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 916.00 sq ft



PROPERTY DESCRIPTION

If you are a first time buyer or a growing family looking for a bright and spacious home with plenty of parking then this may be the perfect opportunity for you. Situated in a convenient location, the accommodation is light, airy and of generous proportions throughout, briefly comprising an entrance porch, cloak room, inner hallway, modern kitchen/diner, large living room, three comfortable bedrooms and a family bathroom. Outside, a brick paved driveway provides private off road parking for at least three cars whilst the rear enjoys a child and pet friendly, level enclosed garden. Other benefits to this fantastic home include oak internal doors, double glazing and gas central heating.

LOCATION

Station Road is located in Pool which perfectly placed for schools and access to local shops, amenities, health and leisure centres. It is also just 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 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 composite door into:

ENTRANCE PORCH

Wood effect flooring, double glazed window with fitted blind, door to cloak room opening into entrance hall.

CLOAK ROOM

W.C and hand basin with fitted cupboard below and tiled splash back, radiator, wood effect flooring, extractor fan, obscure double glazed window.

ENTRANCE HALL

A welcoming entrance hall with double glazed with fitted blind, stairs to first floor with storage space below, radiator, wood effect flooring, doors to living room and kitchen.

KITCHEN/DINER

A generous, modern kitchen fitted with a range of contrasting grey base and wall units, wood effect work surfaces and complimentary tiled splash backs, stainless steel sink with mixer tap and drainer, integrated electric oven, hob and extractor hood, under cabinet and kick board lighting, spaces for washing machine, dish washer, tumble dryer and fridge/freezer, plenty of space for dining table and chairs, radiator, double glazed window with fitted blinds, inset lighting.

LIVING ROOM

A well proportioned living room with wood effect flooring, radiator, inset lighting, double glazed window and double glazed patio doors to the rear garden.

FIRST FLOOR

LANDING

Double glazed window, loft access hatch with drop down ladder, airing cupboard housing combination boiler, doors to bedrooms and bathroom.

BEDROOM ONE

A well proportioned double bedroom with double glazed window, radiator space for large wardrobe

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

A three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin with fitted storage below, herringbone style vinyl flooring, chrome heated towel rail, obscure double glazed window,, extractor fan, inset lighting

OUTSIDE

The property is approached over a brick paved driveway providing private off road parking for at least three cars, possibly four. A side pedestrian gate leads into the rear where you will find a level, enclosed child and pet friendly garden laid to a combination of brick paving and lawn along with a useful garden shed.

DIRECTIONS

With Cornwall College on your left hand side, proceed along Trevenson Road taking the third exit at the double roundabout onto Station Road. The property can be found just a few hundred yards on your left hand side after Pool Health Centre.

MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: B

The building



Semi-detached house, standard construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: Ramped access and Level access

Services

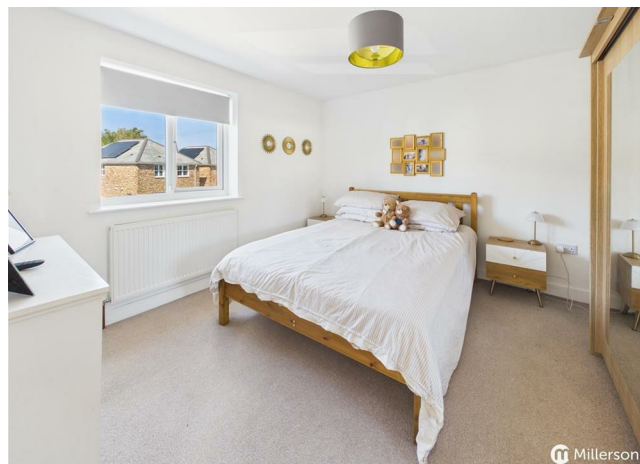
Mains electricity
Mains water
Mains foul drainage
No mains surface water drainage
Mains gas central heating
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 great, Vodafone great, Three good, EE good
Parking: Driveway
Not in a controlled parking zone
No disabled parking available

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.





Floor 0



Floor 1



Approximate total area⁽¹⁾

85 m²
916 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft.

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

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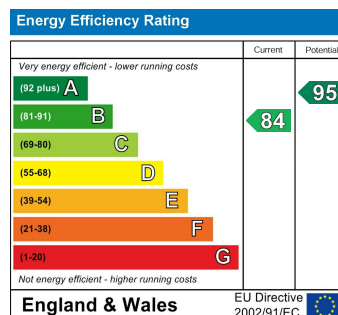
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