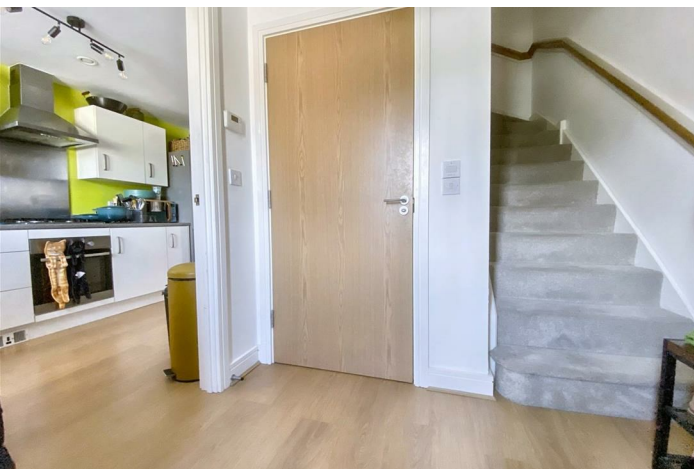


21 Fordh An Bal
Redruth, TR15 3SX







21 Fordh An Bal Redruth, TR15 3SX

Situated in Fordh An Bal near Heartlands in Pool, this well-presented mid-terrace home is an ideal opportunity for first-time buyers or those looking for a rental investment. The property boasts three inviting bedrooms, providing ample space for family living or guest accommodation. The modern bathroom is designed for both comfort and convenience. As you enter, you will be greeted by an open-plan lounge, kitchen, and dining area, creating a warm and welcoming atmosphere perfect for entertaining or relaxing with loved ones.

The layout maximises space and light, making it a delightful environment to call home.

Outside, the property features low-maintenance gardens, allowing you to enjoy the outdoors without the burden of extensive upkeep. Additionally, there is allocated parking for one vehicle, ensuring that you have a secure and convenient place for your car. The location is steeped in Cornish mining history, with the wonderful community space at Heartlands close to hand. This home is not only stylish and functional but also situated in a location that offers a sense of community and accessibility to local amenities. With its modern features and practical layout, this mid-terrace house is a fantastic choice for those looking to step onto the property ladder or expand their investment portfolio. Do not miss the chance to view this lovely home; it could be the perfect fit for you.



The Mather Partnership, Offices in Helston & Hayle

Tel: 01326 565016 / 01736 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide price - £230,000

Location

Pool provides easy access to the A30 and surrounding towns of Camborne and Redruth. The popular Heartlands is just moments away which is a free, family friendly nineteen acre site with mining attractions, botanical gardens and a cafe. Further amenities including Tesco Extra, Morrisons, Cornwall College and a number of convenient food outlets are all within walking distance. The well-regarded beaches of the North Coast are only a short drive away and have an international reputation for surfing and water activities.

Accommodation

Entrance hall
Lounge kitchen dining room
WC
Bedroom
Bedroom

Bedroom
Bathroom

Parking

The property benefits from allocated parking for one vehicle, which is located to the rear elevation just a short distance from the property.

Outside

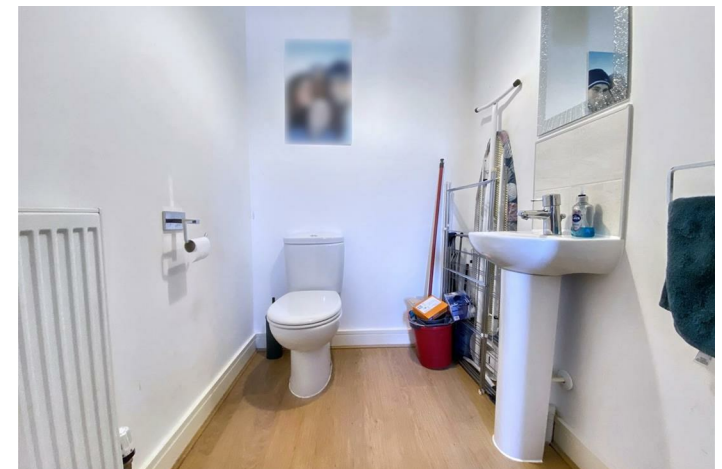
To the front elevation is a low maintenance patio area laid to loose stone which also provides space for bin storage. The rear garden provides a good space affording hours of sunshine, comprising of a timber decking area, with steps leading down to a lawn and patio area. There is a useful storage space underneath the decking.

Services

Mains water, electricity, drainage and gas. Freehold tenure.

Service Charges

Our client has informed us that there is a maintenance charge of approx. £120 per year.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Agents note

Our client has informed us that they share an access path at the back of the rear garden with the neighbouring property.

Solar Panels

The property benefits from solar panels which are owned.

Council Tax Band- B**What3Words**

///certainly.scoring.zebra

Anti Money Laundering Regulations – Purchasers

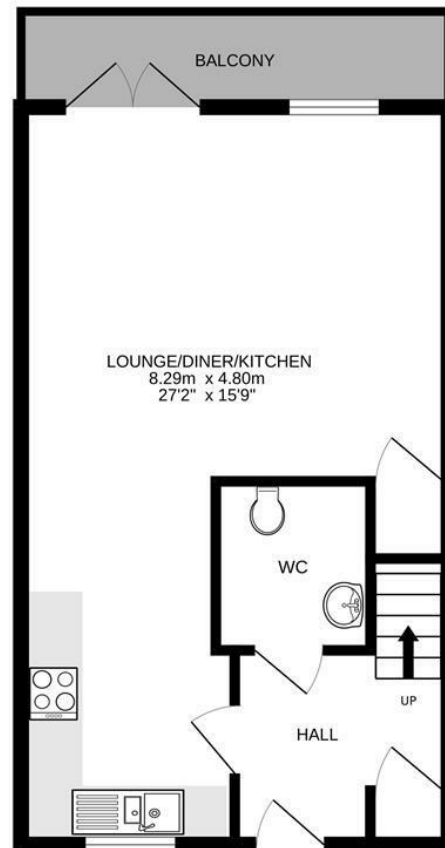
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

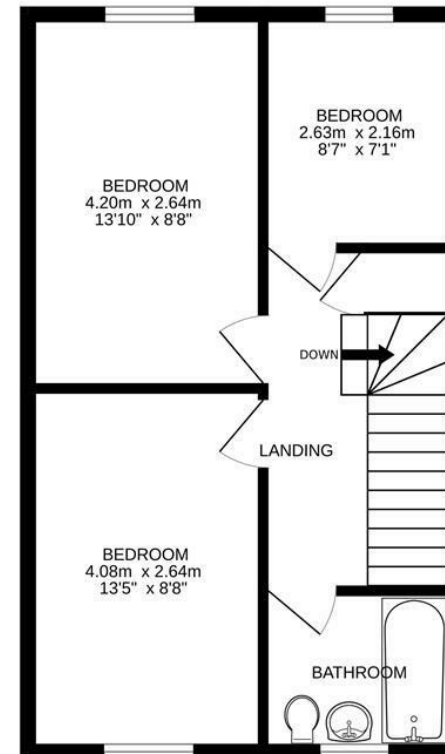
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

