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BILL BANNISTER

Sales & Lettings



12 Higher Pumpfield Row

Pool, Redruth, TR15 3PY

£175,000



Offered for sale with no onward chain, this terraced cottage is situated in a convenient location and would be ideal for first time buyers or investment purposes. The property benefits from two bedrooms, two separate reception rooms, a kitchen and a family bathroom. There is gas fired heating and this is complemented by partial double glazing. Externally there is a lawned front garden, an enclosed rear court, a garage and the benefit of a parking space.



Very conveniently located for both Redruth and Camborne and tucked away, this terraced cottage is offered with no onward chain. It has gas central heating plus an independent gas fire in the lounge and this is complemented by partial double glazing. The house is well presented, has a good array of kitchen units and the bathroom has the addition of a shower. There are two bedrooms to the first floor and subject to any necessary planning consents etc required, there may be the possibility to add a first floor extension over the dining room to create a third bedroom or bathroom. Externally there is quite a long front garden for the most part being laid to lawn and this leads to a garden shed and a garage (now in need of refurbishment). There is also the bonus of a parking space. Pool centre is within several hundred yards virtually level walk and provides shopping facilities plus bus services. Access is given to Redruth, Camborne and the A30. It is also placed very handily for Cornwall College.

LOUNGE

11'6" x 12'0" (3.52m x 3.66m)
Door and window to the front elevation. Focal point fire surround with an inset gas fire. Stairs to the first floor and a radiator. Small pane clear glazed door to:

DINING ROOM

12'5" x 10'1" (3.81m x 3.09m)
Focal point gas fire (this is disconnected and not functional). Two alcoves, one with a cupboard and one with shelving plus the consumer unit.

KITCHEN

7'3" x 10'8" (2.23m x 3.27m)
Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath, Splash backs and space for white goods. Complementary eye level units and a wall mounted Glow Worm combi gas boiler installed in 2022. Upvc double glazed door with an inset coloured motif leading to the rear.

BATHROOM

6'11" x 5'9" (2.12m x 1.76m)
Twin grip panelled bath with a tiled surround and a Mira electric shower. Circular wash hand basin with storage facilities beneath. Low level wc and a radiator.

FIRST FLOOR

BEDROOM 1

9'10" x 9'7" (3.00m x 2.93m)
With an open access wardrobe, a radiator, loft space and a bed reading light.

BEDROOM 2

7'0" x 12'2" (2.15m x 3.73m)
With a radiator and a bed reading light.

OUTSIDE

To the front there is a long lawned garden with a pedestrian pathway shared with next door. There is a timber outbuilding and quite a substantial garage now in need of refurbishment. There is also the bonus of a parking space. To the rear there is an enclosed court with steps to a pedestrian gate and an outside tap.

DIRECTIONS

Take the main road towards Camborne passing Macsalvors on the left. Proceed ahead and take the first turning right where you will be at the rear of Higher Pumpfield Row. Take the lane to the rear of the houses and number 12 will be identified on the left by a For Sale board.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

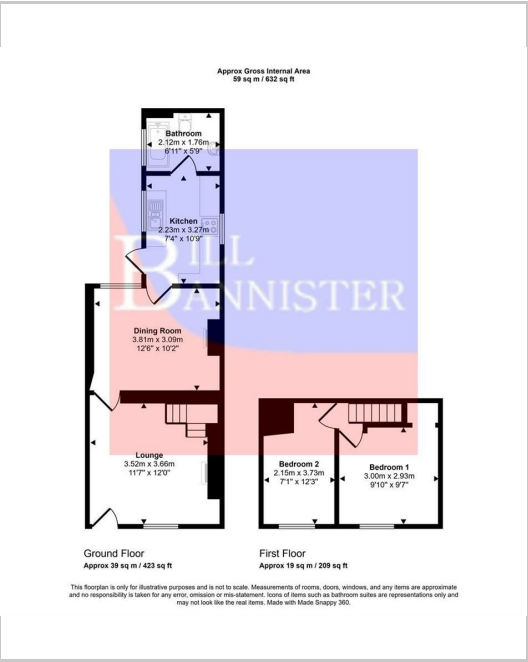
Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -
EE - Good outdoor & variable indoor, Three - Good outdoor & indoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).

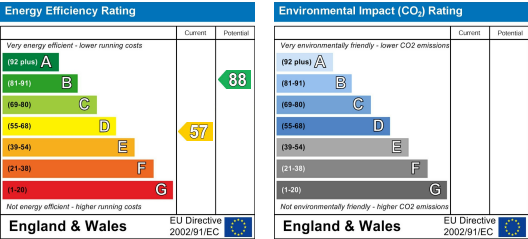
Area Map



Floor Plans



Energy Efficiency Graph



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