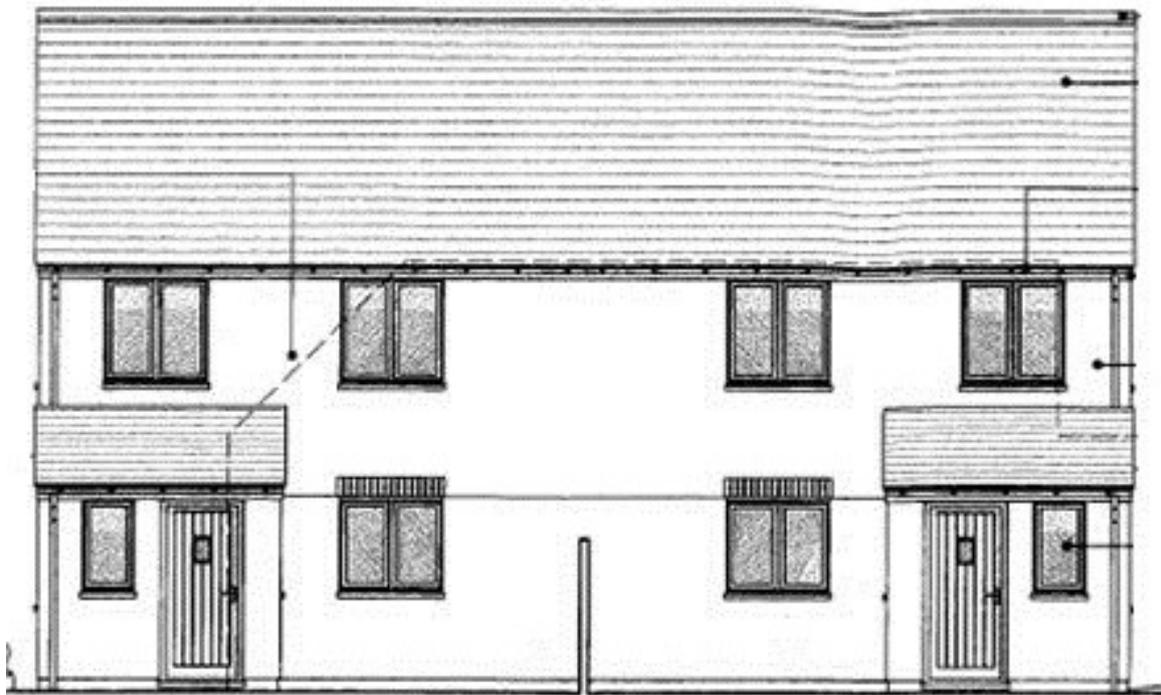


37 & 37A STATION ROAD,
POOL, REDRUTH, TR15 3QG



- NEW HOMES
- THREE BEDROOMS
- GENEROUS LOUNGE
- FITTED KITCHEN/DINER
- GAS HEATING & DOUBLE GLAZING
- GARDENS & PARKING

£180,000

Currently under construction is this pair of family sized semi detached houses which will come with a 6 year surveyor's certificate guarantee. To the first floor are three good bedrooms, two of which will have fitted wardrobes, together with a family bathroom. To the ground floor there is an entrance hallway and cloakroom, a well appointed kitchen and a sitting room with patio doors to the rear. Each property will come with carpeting and vinyl flooring in the kitchen, cloakroom and bathroom. There will be down lighters in the kitchen, lounge and bathroom. Paviour parking facilities will be available to the front and there will be a low maintenance enclosed rear using paving and gravel chippings. We have sold previous new homes for this developer and they have all been well received with good satisfied customers. They give very good access to bus services, Cornwall College, Pool Academy and the leisure centre. There are also out of town multiples and the A30 is within approximately one and a half miles. Further shopping facilities are available in the towns of Redruth and Camborne and they are both served by main line rail facilities to London and the north.

NB. All dimensions are taken from plan and are for guidance only.

ENTRANCE PORCH Approached via a upvc double glazed door.

CLOAKROOM With vinyl flooring, a wash hand basin and a low level wc.

HALLWAY With stairs to the first floor and a radiator. Door to:

LIVING ROOM 5.80m x 3.60m (19' x 11'9) With a radiator and in addition to the window there are French doors to the rear elevation.

KITCHEN/DINING ROOM 3.60m x 3.00m (11'9 x 9'10) Well apportioned and to include an oven, hob and hood. There will be ample base units with cupboards and drawers, space for further white goods and an inset sink unit. Further storage will be available in wall units, there will be wall tiling and vinyl flooring.

FIRST FLOOR

BEDROOM 1 3.80m x 3.60m (12'5 x 11'9) With a fitted wardrobe and a radiator.

BEDROOM 2 3.80m x 3.60m (12'5 x 11'9) With a radiator.

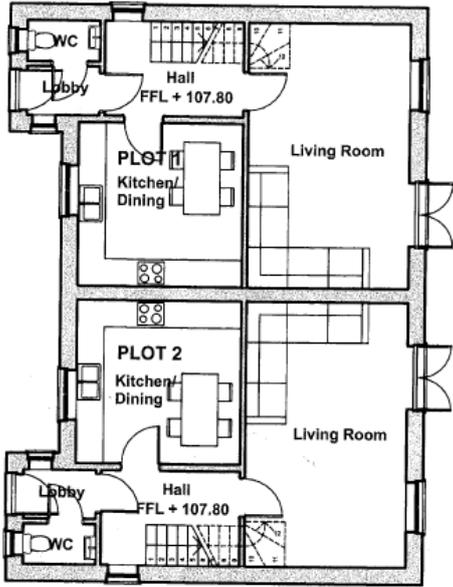
BEDROOM 3 2.40m x 2.20m (7'10 x 7'2) With a fitted wardrobe and a radiator.

LANDING With an airing cupboard housing the gas boiler.

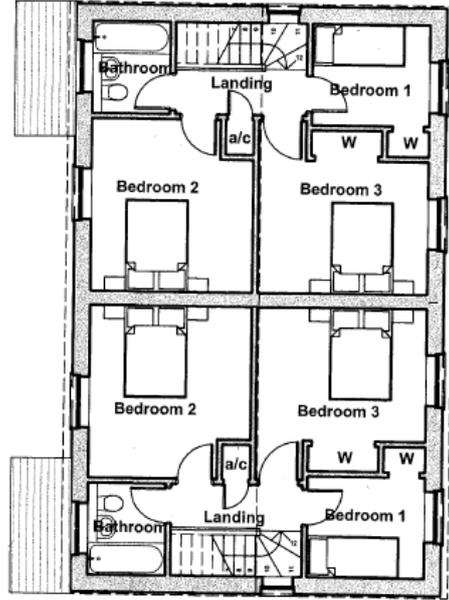
FAMILY BATHROOM With a panelled bath plus an electric shower, a wash hand basin and low level wc. Ladder radiator and vinyl floor covering.

OUTSIDE There are paved parking facilities to the front elevation. Side access is given to the rear garden which is well enclosed and will be paved and gravelled for ease of maintenance.

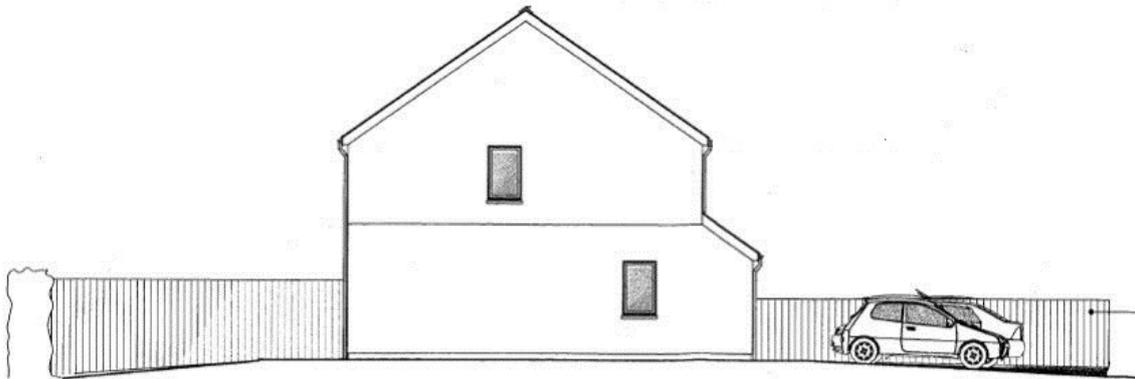
DIRECTIONS From our office in Redruth take the main road towards Camborne turning left at Pool mini roundabout towards the leisure centre. Continue along Station Road and the new homes will be found on the left hand side before the next roundabout.



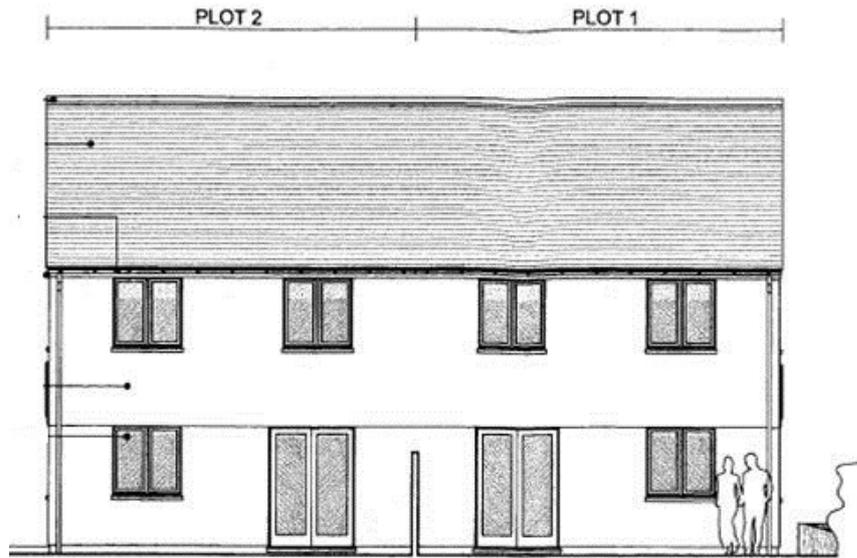
GROUND FLOOR PLAN
1:100



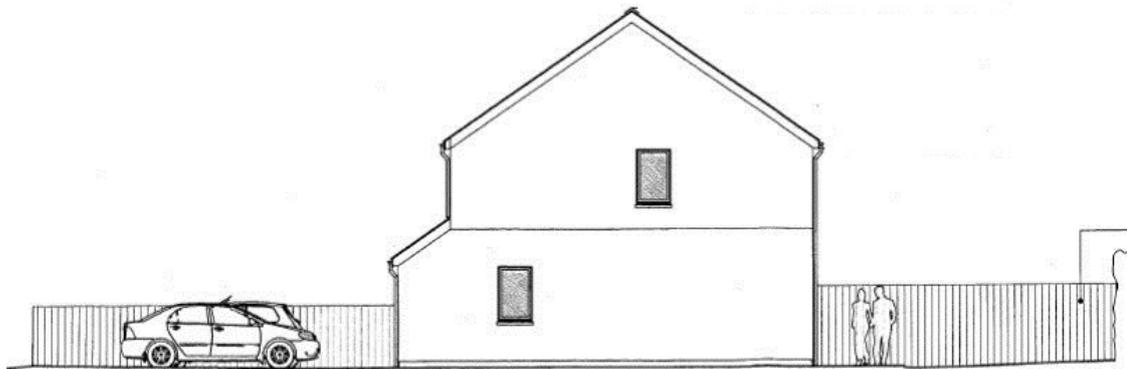
FIRST FLOOR PLAN
1:100



NORTH ELEVATION
1:100



EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only.