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BILL BANNISTER

Sales & Lettings



19 Fore Street

Pool, Redruth, TR15 3DZ

£215,000



This is quite a substantial home now ready for updating to your own needs and requirements. There is a good amount of accommodation and at the present time it is let. As an alternative to income, we feel it would lend itself to returning as a family home. The property is at the present time, we understand, producing £1200 per calendar month. It very conveniently situated, has the bonus of parking facilities and a small enclosed area to the rear.



Situated in a very convenient location, this substantial property would now benefit from updating and would make a lovely family home. At the present time it is currently let producing an income of £1200 PCM. In addition to the main accommodation there is an annexe area and there is of course a communal kitchen including a cooker. There is a shower room with a WC and a further room with a WC and a wash hand basin. The property has a gas heating system and externally it has the benefit of parking for several vehicles and a small enclosed rear court.

The property is very conveniently situated in the centre of Pool with plenty of shopping outlets nearby. It also gives easy access to Cornwall College.

ENTRANCE HALLWAY

Stairs to first floor.

BEDROOM 1

16'0" x 13'2" (4.90 x 4.03)
Wash hand basin and a radiator.

BEDROOM 2

10'11" x 12'8" (3.34 x 3.87)
With a wash hand basin, a radiator and some exposed stone.

BEDROOM 3

8'2" x 11'3" (2.5 x 3.45)
Approached via a lobby area currently used as an extra room. Radiator.

FIRST FLOOR

LANDING

BEDROOM 4

10'6" x 13'2" (3.21 x 4.02)
Wash hand basin and a radiator plus a dual aspect.

BEDROOM 5

11'9" x 14'4" (3.59 x 4.37)
Wash hand basin and a radiator.

BEDROOM 6

8'3" x 8'9" (2.52 x 2.69)
Wash hand basin and a radiator.

SHOWER ROOM

5'6" x 4'11" (1.68 x 1.51)
With an electric shower and a WC.

SEPARATE WC

7'10" x 4'4" (2.39 x 1.34)
WC and wash hand basin.

KITCHEN

7'11" x 9'0" (2.42 x 2.76)
One and a half bowl stainless steel sink unit. Working surfaces with storage facilities beneath and also a fitted oven/hob and hood. Eye level units. Radiator and a cupboard housing the gas combination boiler.

OUTSIDE

To the front and side there are parking facilities for several vehicles and the gate will then lead to a small enclosed rear yard.

DIRECTIONS

From our office in Redruth take the main road towards Camborne into Pool where you will see a small layby on your left just below the former chapel. Leave your car here and walk down towards the roundabout where the property will be identified on your left hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

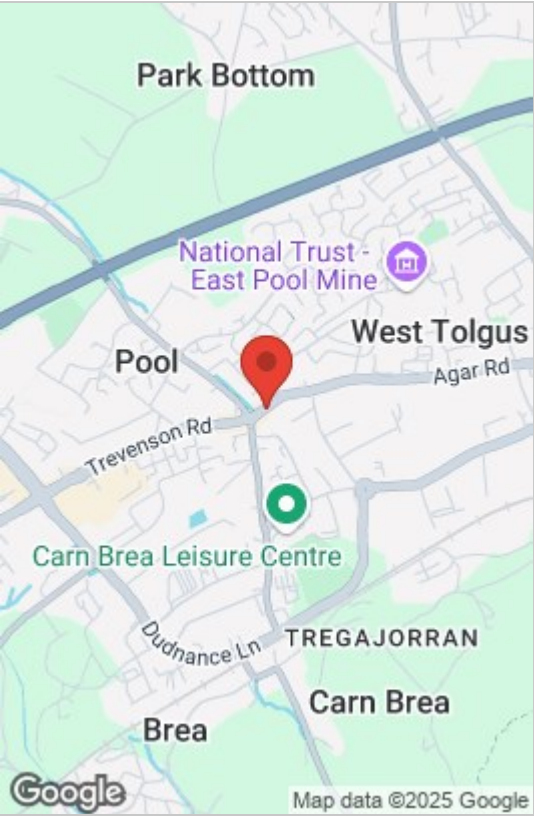
SERVICES

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

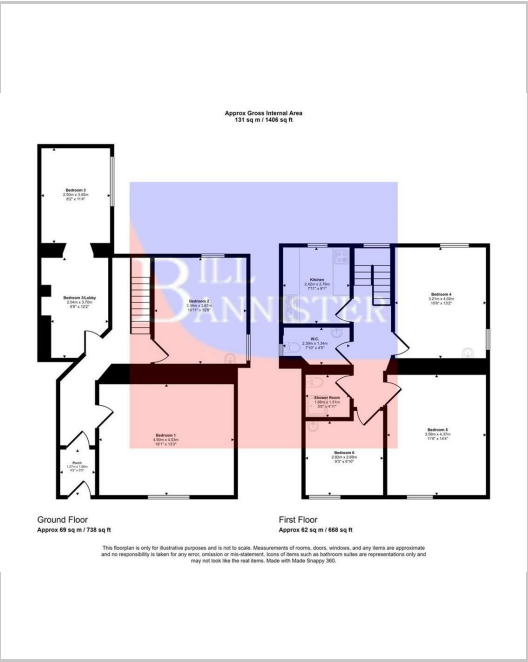
Broadband highest available download speeds - Standard 5 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

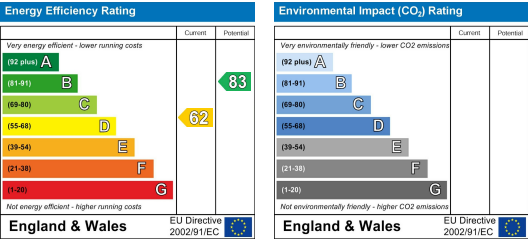
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.