



**6 Polgarth, Redruth, TR15 3NL**  
**£190,000**

 2  1  1  D

**\*\*Chain Free\*\***

2 Bedroom, semi detached property for sale.

The accommodation comprises a welcoming living room providing a cosy space for relaxation, along with a practical kitchen offering ample room for everyday cooking and dining needs. Upstairs, the property features two well-proportioned bedrooms, both benefiting from natural light, and a family bathroom fitted to serve the household.

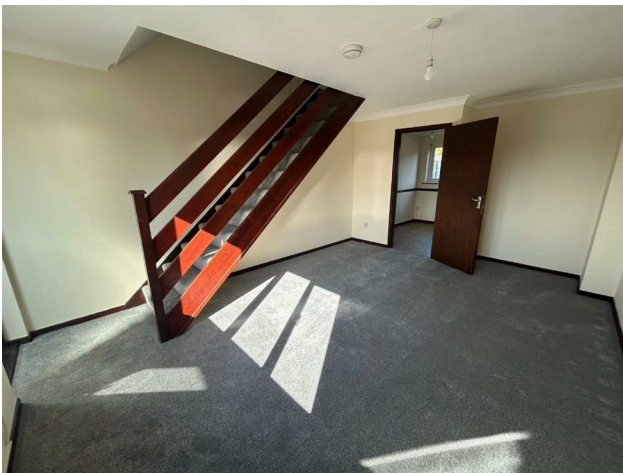
Externally, the home enjoys patio areas to both the front and rear, providing easy to maintain outdoor space ideal for seating, entertaining. There is also a single private parking space situated out the rear of the property.

Situated in the popular area of Pool, the property is conveniently located close to local amenities, schools, and transport links, with easy access to Redruth, Camborne, and the A30. This appealing home combines practicality, location, and potential, making it an excellent opportunity for a range of buyers.


Tenure: Freehold

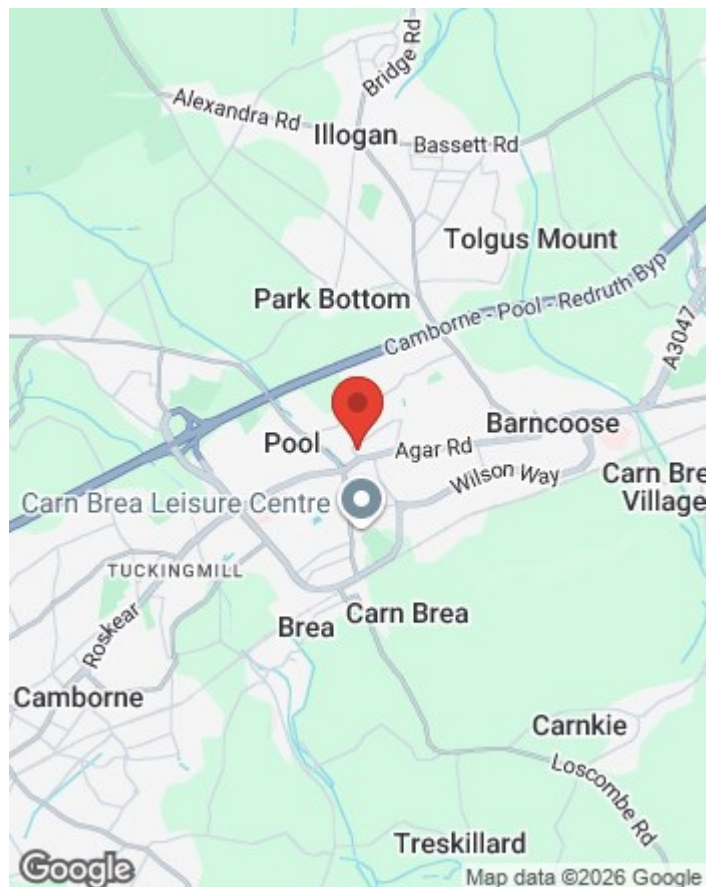
EPC: D

Council Tax Band: A

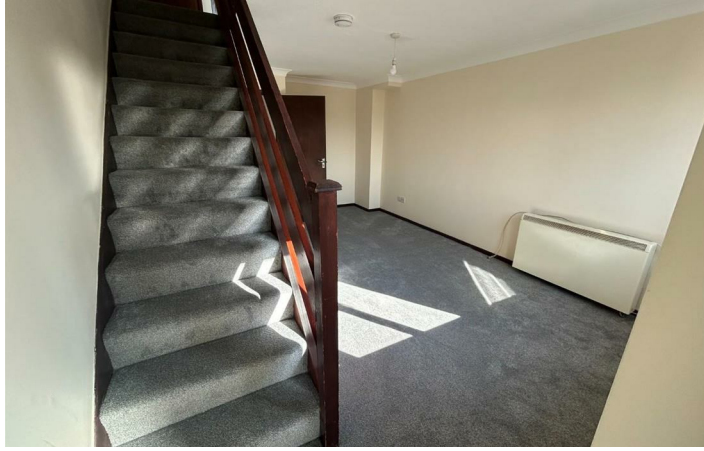


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU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

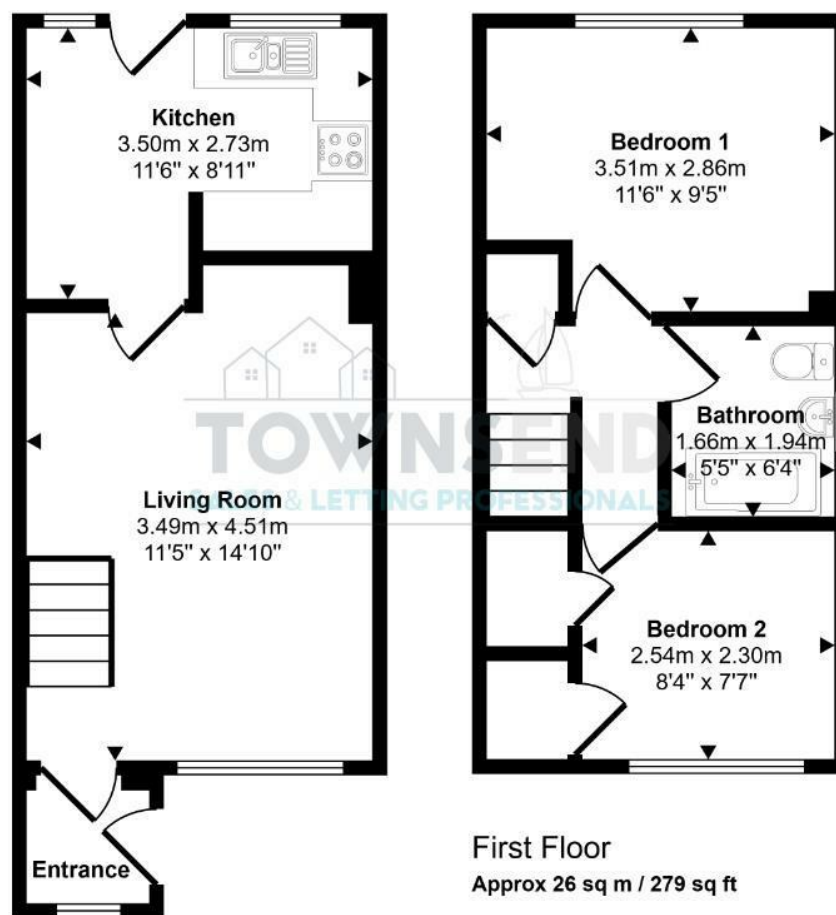
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>67</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>41</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 







**Approx Gross Internal Area**  
**54 sq m / 576 sq ft**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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