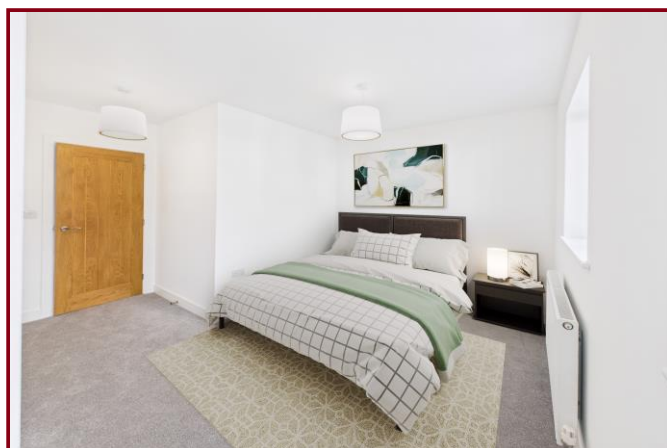




MAP estate agents
Putting your home on the map

**Southgate Street,
Redruth**

**£300,000
Freehold**





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Property Introduction

Three bedrooms with an en-suite, off-road parking for two cars, a fully fitted designed kitchen with appliances, a level and lawned enclosed garden and loads of energy efficient features.....all wrapped up inside this brand new house, ready for its new owners.

Located on the Falmouth side of Redruth in a small cul-de-sac, this high quality home is being sold with no chain. There is air source underfloor heating to the ground floor with radiators heating upstairs, 'A' rated double glazed windows and doors and low energy downlighters on the ground floor. The en-suite and family bathroom are fitted with Kartell UK sanitary ware and in addition there is a useful ground floor cloakroom. Outside there is a large patio and lawn to the rear, accessed from the house or from a side path/gate with the garden being enclosed. There are also two parking spaces. We believe that this ticks many of the boxes that a family home should have. Why not come and see for yourself?

Location

The property is located less than one mile from the centre of Redruth, on the southern side of the town providing easy access to the nearby village of Lanner and on to Falmouth/Penryn if required. There is a bus stop in both directions a couple of hundred metres from the property. Redruth town offers a range of education, shops and facilities and also has a mainline rail link.

Falmouth has a wider range of recreational and shopping facilities with the cathedral city of Truro approximately twelve miles to the east. The A30 trunk road is also within close proximity providing road travel east and west. The village of Lanner offers a further range of services, places of worship, public houses and access onto the Lanner trail, an old mine working that provides off-road walking or biking.

ACCOMMODATION COMPRISES

Attractive oak storm porch with entrance door opening to:-

ENTRANCE HALL

Wall mounted electric box. Quality floor finish which continues through the whole of the ground floor.

CLOAKROOM

Wall mounted wash hand basin and low level WC. It should be noted that all the sanitary ware is supplied by Kartell UK. Small frosted double glazed window to the front.

KITCHEN/LOUNGE/DINER 29' 2" x 16' 2" (8.88m x 4.92m) L-shaped, maximum measurements

A really super space for the new owners to enjoy. The kitchen is fitted with a wide range of units at both base and eye level. The units are fitted with dust grey units with contrasting units at eye level. There are three roll edged work surfaces, with an inset sink unit with a swan necked tap. There is also a range of brand new appliances hidden with matching doors which include a fridge/freezer, washer/dryer, induction hob, extractor fan, dishwasher and a single oven. The lounge has double glazed sliding doors to the rear which open to the patio. There is also a really useful, large and deep understairs storage cupboard.

FIRST FLOOR LANDING

Doors opening off to:-

BEDROOM ONE 11' 7" x 8' 9" (3.53m x 2.66m) minimum measurements, plus recesses

Two double glazed windows to the front elevation enjoying a sea glimpse (and this is very much a glimpse to one side) and views across open countryside. Radiator. Large L-shaped cupboard which houses the 210 Litre water cylinder and provides space for storage/hanging space.

EN-SUITE SHOWER ROOM

Very well appointed with quality fittings and comprising of a large shower cubicle with wall mounted rainhead shower with screen, low level WC and wash hand basin with vanity unit below. Wall mounted heated towel rail. Brick effect wall tiling.

BEDROOM TWO 11' 6" x 9' 3" (3.50m x 2.82m)

Double glazed window to the rear overlooking the garden and out towards Lanner Hill. Radiator.

BEDROOM THREE 11' 6" x 6' 6" (3.50m x 1.98m)

Double glazed window to the rear which enjoys a similar aspect to bedroom two. Radiator.

OUTSIDE FRONT

Directly outside the front of the property are two parking spaces.

REAR GARDEN

The rear garden has a large patio which is ideal for sitting out and enjoying a drink or bite to eat. There is also a lawn beyond this and also a further small lawned garden to the side of the property. A gate and path gives access to the front.

SERVICES

Mains water, mains electricity and mains drainage. Air source heat pump.

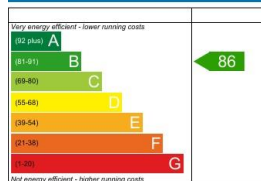
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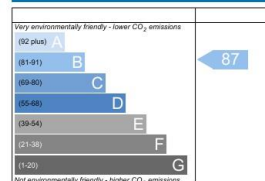
As the property is a new build, the Council Tax band for the property is to be assessed and confirmed. Please note, some internal images have been furnished with the use of CGI.

DIRECTIONS

From the roundabout at the top of Lanner drop down the hill towards Redruth. Approx 500 yards on the right hand side is an entrance to Teg Lowarth which is off the road and is its own little cul-de-sac. If using What3words :- hack.glidens.drainage



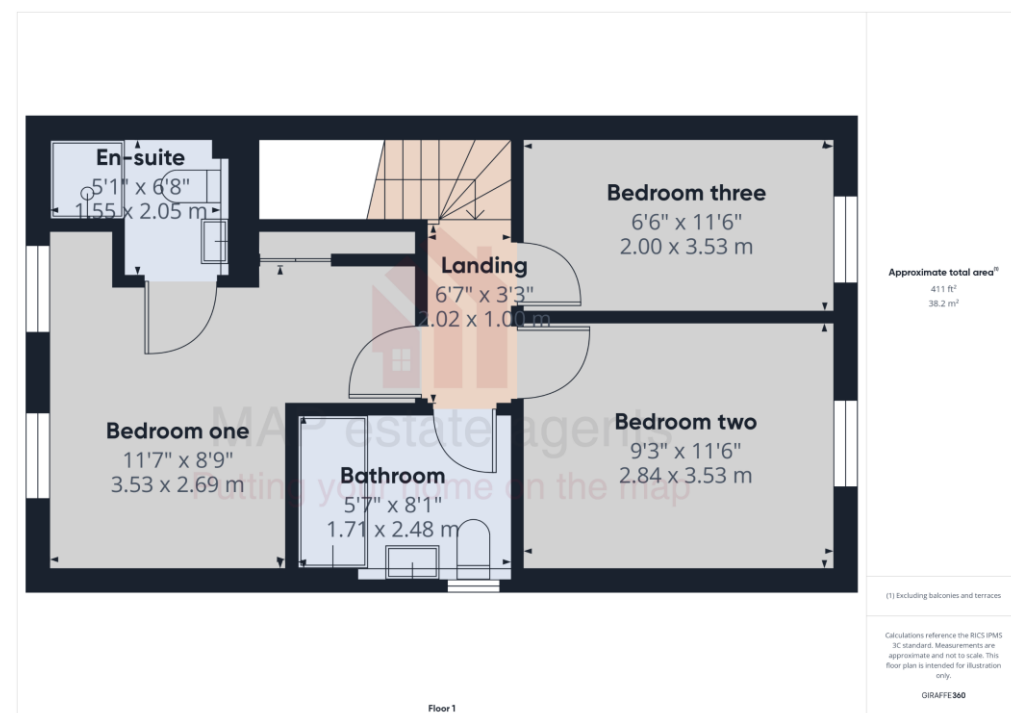
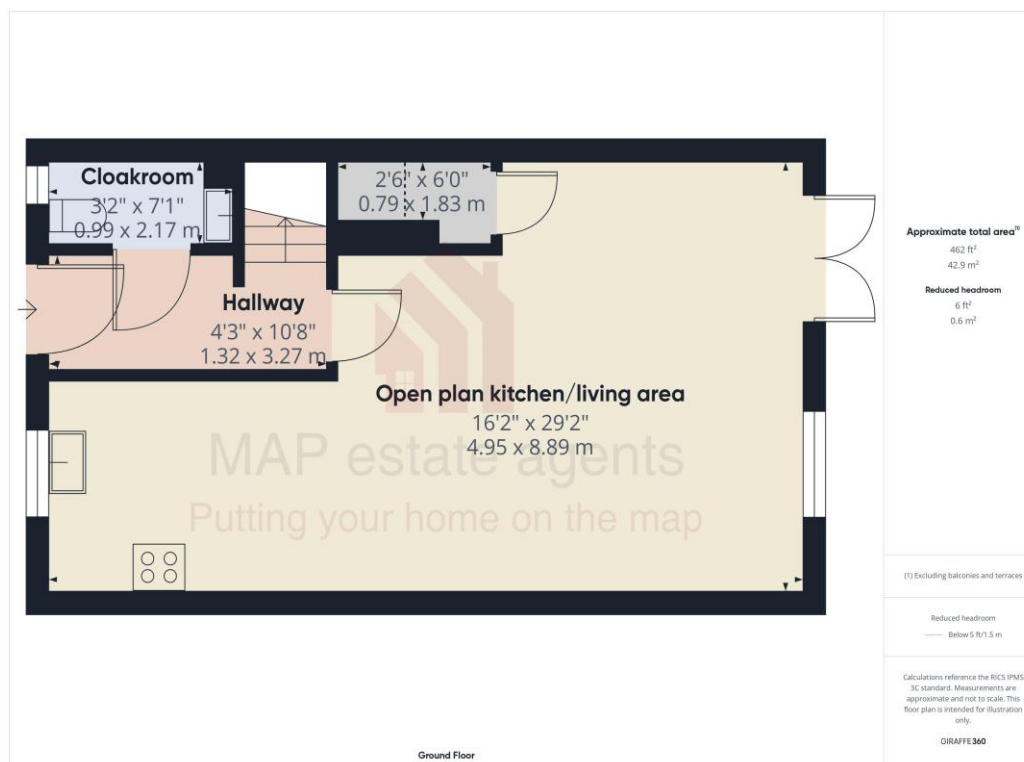
Energy Efficiency Rating	
	86
England	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	87
England	EU Directive 2002/91/EC



MAP's top reasons to view this home

- Three bedroom semi-detached house
- Brand new and being sold with no chain - ready to buy!
- Beautifully finished with quality kitchen and sanitary ware
- Enclosed, lawned garden to the rear
- Off-road parking for two cars
- Small development of just eight properties, all in a small cul-de-sac
- Air source underfloor heating
- Great location with schools, town and public transport all in close proximity
- 10 year warranty for peace of mind
- Local developer



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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