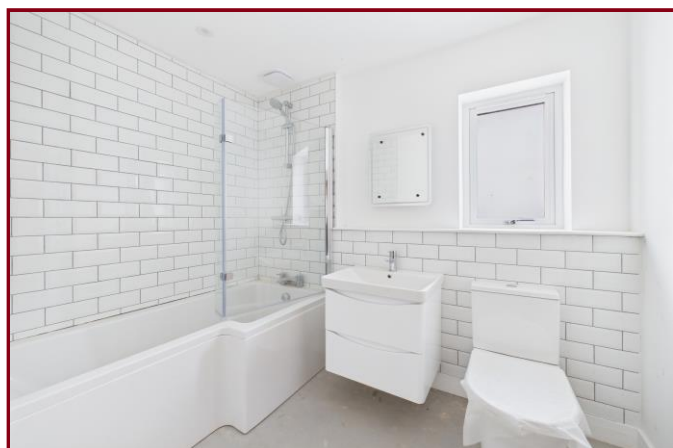




MAP estate agents
Putting your home on the map

**Teg Lowarth,
Southgate Street, Redruth**

**£320,000
Freehold**





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Property Introduction

A brand new home with a limited opportunity to choose your own kitchen and flooring before these are fitted by the developer. Located on the outskirts of Redruth, yet close to all facilities this brand new three bedroomed house is nearing completion but has yet to have the finishing touches made to it. As well as a fantastic, feature 29' Lounge/diner/kitchen, the property has a ground floor cloakroom, the principal bedroom has an en-suite and there is also a family bathroom. There are plenty of modern features to make the home as energy efficient as possible including an air source heat pump, underfloor heating on the ground floor and radiators on the first floor, low energy downlighters on the ground floor and energy A rated windows and doors plus a 10 year BuildZone guarantee for extra reassurance. The property also has off-road parking spaces immediately outside the property and an enclosed garden to the rear along with a level private patio. Available immediately this is a great opportunity to purchase a brand new house in a great location and with the ability to put your own stamp on it.

Location

There are only eight properties that occupy the cul-de-sac that forms Teg Lowarth (which is translated from Cornish 'beautiful garden'). This property is towards the head of the cul-de-sac and enjoys open views to the front across towards Carn Brea and to the rear, Lanner Hill. Southgate Street provides each access into Redruth town centre, which is less than a mile away, whilst the popular village of Lanner, is a similar distance in the opposite direction. Redruth has a range of shops and facilities as well as a mainline railway station. Primary schools are available at Trewirgie and Lanner with the secondary school at Redruth having a very good reputation.

Larger commercial facilities can be found in Falmouth and Truro - both of which are within twelve miles, Falmouth well known for its beaches, shops and restaurants and Truro with its magnificent three spired Cathedral, cobbled streets and home to both Treliiske hospital and private schooling. The A30 trunk road is also within striking distance, the property is therefore ideally suited for most needs.

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.

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

The kitchen in this particular home is yet to be installed so provides the new owners (if purchased before being chosen) the opportunity to work with the developer on a choice of kitchens that they would install. The kitchens will come with a wide range of appliances including washer/dryer, fridge/freezer, oven, induction hob, dishwasher and extractor fan. There would also be a choice of work surface and sink unit. There are opening patio doors from the lounge to outside as well as a window to the rear with a further window to the front which provides a good deal of light. There is also a really useful and large/deep storage cupboard.

FIRST FLOOR LANDING

Doors opening off to:-

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

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' 5" x 6' 6" (3.48m x 1.98m)

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

FAMILY BATHROOM

This is beautifully appointed with a suite in white and attractive brick effect tiling. There is a 'P' shaped panelled bath giving that extra space that everyone wants when relaxing in the bath, above which is a wall mounted shower and a shower screen. Wide wash basin with two drawer soft closing vanity unit below and low level WC. Tall ladder style heated towel rail. Mirror fronted wall mounted vanity cupboard with touch lighting. Frosted double glazed window. The bathroom and fittings are from Kartell UK.

OUTSIDE

To the rear there is a large patio, ideal for sitting and enjoying the Cornish sunshine or alfresco dining. This leads to a very gently, sloping lawn. The garden is fenced and enclosed and is therefore great for children and pets. A path and gate gives access to the front. To the front are two parking spaces immediately outside the property.

SERVICES

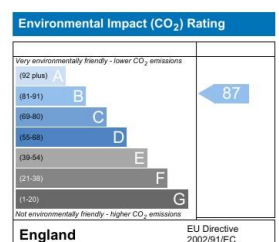
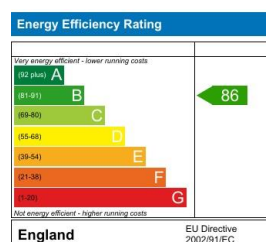
Mains water, mains electricity and mains drainage. Air source heat pump.

AGENT'S NOTE

As the property is a new build, the Council Tax band for the property is to be assessed and confirmed. Please note the images of the open plan kitchen/living space are from a neighbouring completed property for an example for illustration purposes.

DIRECTIONS

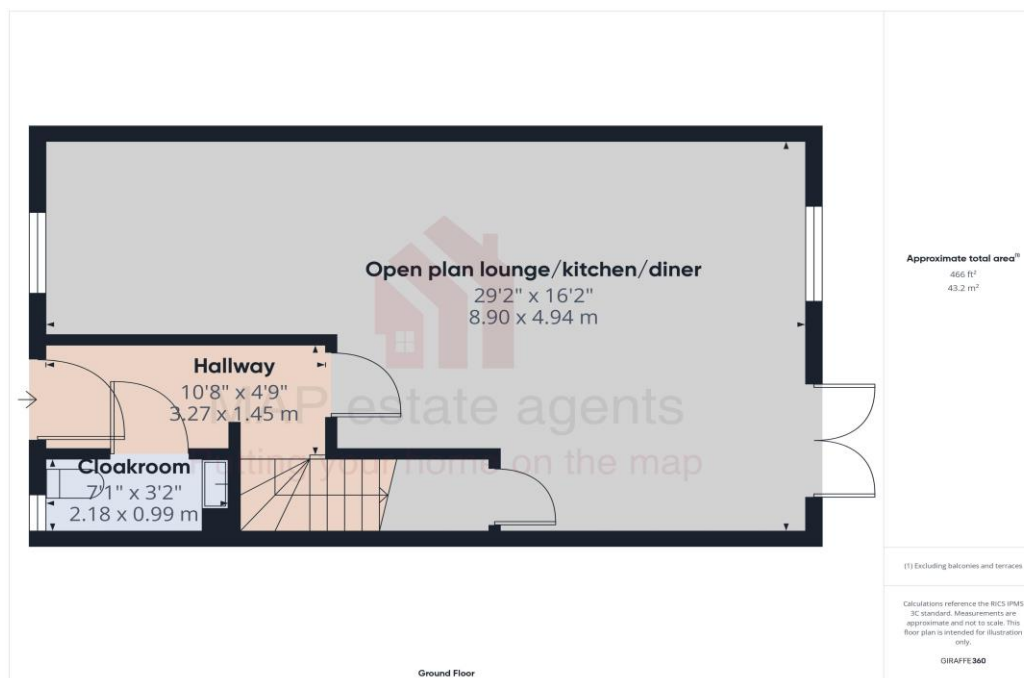
From the roundabout at the top of Lanner drop down the hill towards Redruth. Approx 500 yards on the right hand side is an entrance to Teg Lowarth which is off the road and is its own little cul-de-sac. If using What3words :-
hack.glidens.drainage





MAP's top reasons to view this home

- Brand new semi detached home
- Presently available with buyer choice for flooring and kitchen (please speak to agent)
- Three bedrooms
- Principal bedroom with en-suite shower room
- Ground floor cloakroom
- Underfloor heating to ground floor, gas central heating to first floor
- Two off-road parking spaces
- Enclosed lawned garden and patio
- Edge of town location and set back from any road
- Available to buy immediately



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01326 702400 (Helston & Lizard Peninsula)

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