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Trusted Property Experts & Co.

5 Lowarthow Marghas, Redruth
£250,000

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Redruth TR15 2DZ

S106 local Cornish Connection property - Sought-after 2 double bed semi-detached bungalow with energy-efficient features including solar panels & smart gas boiler. Ample parking x3 cars, modern kitchen, and spacious living room. Beautiful gardens with shed, seating areas, and cherry blossom tree. Wheelchair access.

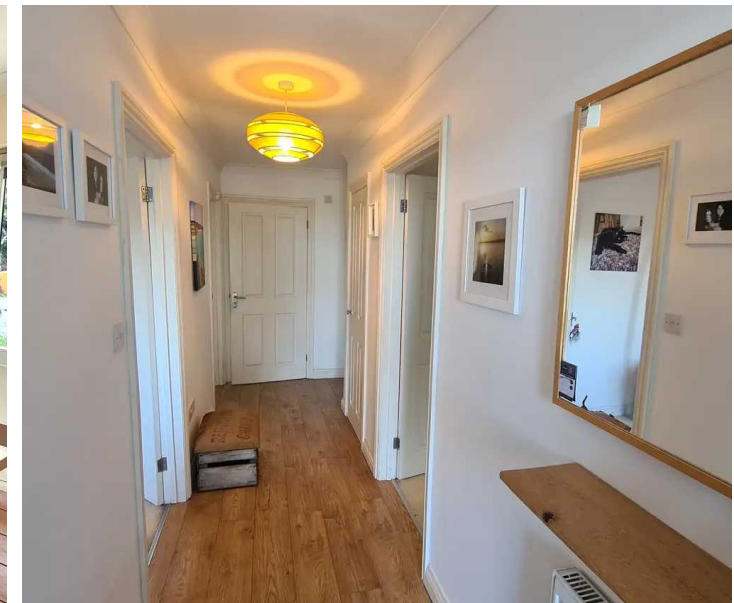
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

- S106 - Local needs with connection to Cornwall
- SPACIOUS 2 bedroom semi-detached bungalow
- Smart controlled GAS combination boiler
- SOLAR PANELS (Owned Outright)
- Generous DRIVEWAY parking x3 CARS
- TWO DOUBLE bedrooms
- Lawned front garden and Enclosed rear garden
- SHED with light and power connected
- Modern KITCHEN DINING room
- Outside store and TWO outside TAPS





INNER HALLWAY

Light and airy hallway. Underfloor heating as well as a Radiator. Cupboard housing a modern smart controlled WORCESTER boiler. Doors to both bedrooms, family bathroom, lounge and kitchen dining room. Loft hatch.

LIVING ROOM

13' 1" x 10' 1" (4.00m x 3.07m)

Spacious lounge. Large double glazed window to front aspect. Radiator.

KITCHEN DINING ROOM

12' 10" x 9' 11" (3.92m x 3.02m)

Light and airy room. Double glazed window and door to rear aspect. Modern soft closing built-in wall and base units with under cabinet lighting. Built-in BOSCH oven, 4 ring gas hob with extractor over. Inset stainless steel sink unit. Space for washing machine and fridge freezer. Inset spotlights. Radiator.

BEDROOM ONE

12' 1" x 11' 9" (3.68m x 3.58m)

Double glazed window to front aspect. Radiator. Built-in double wardrobe.

BEDROOM TWO

11' 7" x 9' 2" (3.53m x 2.80m)

Double bedroom with built-in double wardrobe. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Heated towel rail via Solar. Low level WC. Pedestal wash hand basin. Tiled walls. Panelled bath with shower over.

OUTSIDE - FRONT

Private driveway for three cars comfortably. Lawned garden with a beautiful CHERRY BLOSSOM. Side path and gated access to rear garden. Ramped wheelchair access if required. Door to built-in storeroom which houses the electrics for the property itself and the solar panels. Outside TAP.





OUTSIDE - REAR

Enclosed sunny rear garden. Decked seating areas with raised flowerbeds. Wooden shed (only 3 years old) with power and light connected. Outside light and tap facilities. Side gated access.

SERVICES

The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains metered water, mains drainage, solar panels (owned outright) broadband/telephone subject to tariffs and regulations.

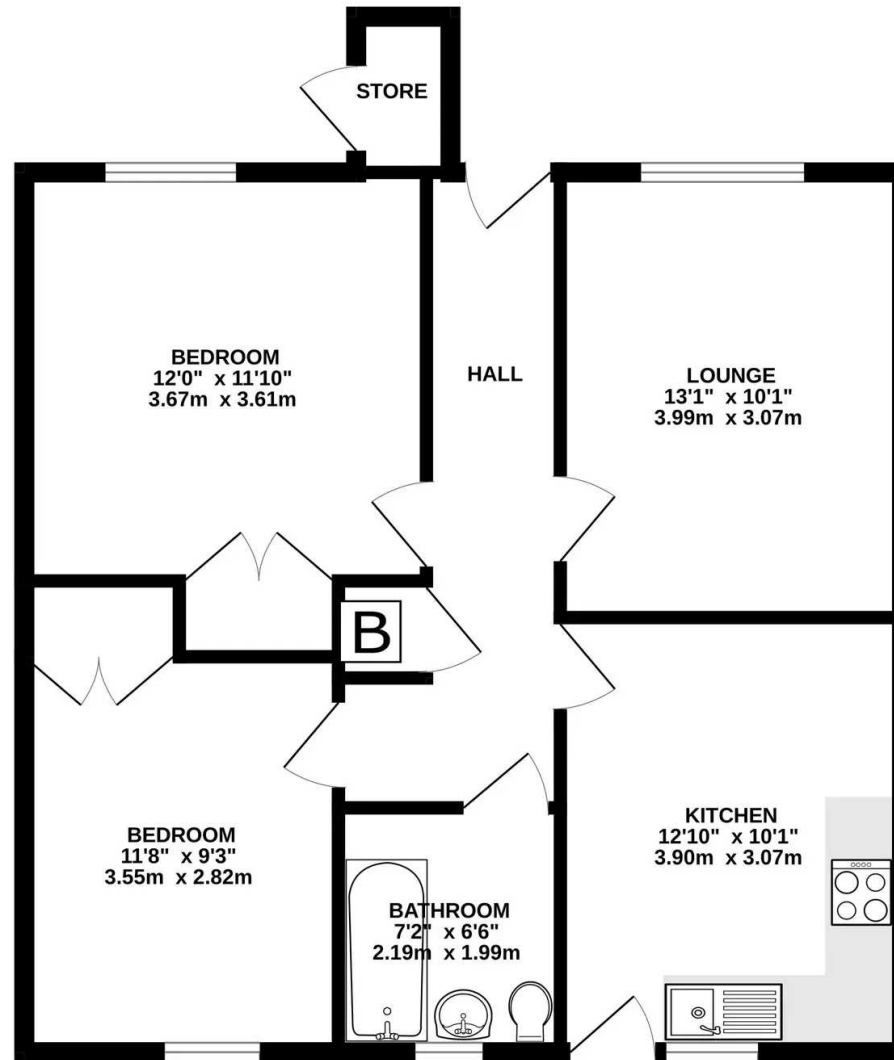
AGENTS NOTES

This property has a local needs S106 (No price restriction) where by the property needs to be sold to someone with a local connection to Cornwall. Please contact agents for further details.





GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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