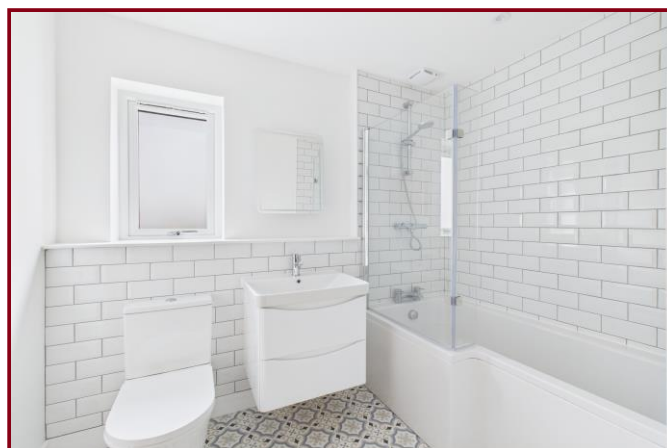




**MAP estate agents**  
Putting your home on the map

**Teg Lowarth,  
Southgate Street, Redruth**

**£315,000  
Freehold**





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## **Property Introduction**

The one with the biggest garden.....perhaps? If you are seeking a brand new three bedroom home with a generous lawned garden then you need to come and view this home. Occupying the most tucked away location of the eight new properties, right in the corner of the development this home also benefits from a level, lawned garden and patio to the side and rear. Along with its neighbouring semi-detached house this is the largest plot you can get on the development. The house itself is finished to a high standard, there is a quality designer kitchen in 'Cupria Slate' and 'Silestone Blanco Norte' worktops complemented by appliances including a washer/drier, dishwasher, oven, induction hob, extractor fan, large fridge/freezer all with a 10 year warranty. The kitchen is open planned with the lounge/diner providing a huge space for family time, with access off the lounge to the garden. There is also a really large and deep storage cupboard too, ideal for the Christmas decorations and vacuum cleaner! The principal bedroom has a fitted en-suite which, like the kitchen, looks and feels of great quality and this matches the finish of the family bathroom. As well as the garden there is a double length parking space - the only house on the development to have this benefit. Finally there is a range of energy efficient features to keep the bills as low as possible. A viewing is encouraged to appreciate this great new house.

## **Location**

The brand new development of Teg Lowarth is located less than one mile from Redruth's town centre on the Falmouth side of the town, Located in the top corner of the development this property is probably the most 'tucked away' of the properties and therefore benefits from privacy in the side garden in particular. Redruth offers a range of schooling, commercial and business facilities as well as having a mainline railway station. There are regular buses into Redruth and to Truro / Falmouth a few hundred yards from the development whilst there is a large playing field on the opposite side of the road which is home to Redruth United football club which has a large range of teams that play in local leagues. Falmouth and Truro are within 12 miles and have a wider still range of shopping, commercial, schooling and leisure facilities. Falmouth, on the south coast is known for its day sailing, whilst the north coast which is a little closer is known for its wild ruggedness and beauty. The beach at Portreath is less than five miles away. We believe that anyone seeking a family home will realise this location is tucked away yet offers great access to everything in the immediate area by either public or private transport or in Redruth's case, on foot too.

## **ACCOMMODATION COMPRISES**

Double glazed front door into:-

## CLOAKROOM

Frosted double glazed window to front elevation. The useful downstairs loo! Wall mounted wash hand basin with brick effect tiling above.

## OPEN PLAN LOUNGE/KITCHEN/DINER 29' 1" x 16' 3" (8.86m x 4.95m) L-shaped, maximum measurements

The show piece of the home. This super room stretches the entire length of the house with a window to the front and a further window to the rear which overlooks the rear garden and patio. The kitchen area is located at the front of the house and impressively fitted with 'Aspects Cupria Slate' units at both base and eye level with 'Silestone Blanco Norte' worksurfaces over. There is a large amount of 'Hoover' appliances including a large fridge/freezer, oven and a four ring induction hob and extractor fan, washing machine and dishwasher. All of the appliances have a guarantee for extra peace of mind. Stainless steel sink with swan necked tap. The lounge area has double patio doors to the rear which open into the garden/patio. There is also a large storage cupboard. Turning staircase to:-

## FIRST FLOOR LANDING

Doors off to:-

## BEDROOM ONE 11' 6" x 8' 9" (3.50m x 2.66m) plus recesses

Two double glazed windows to the front elevation providing a good amount of light and enjoying 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.

## FAMILY BATHROOM

A very large walk-in shower cubicle with screen and wall mounted shower, wash hand basin with vanity unit below and low level WC. Wall mounted heated towel rail. Frosted double glazed window to side.

## OUTSIDE FRONT

Tucked away in the corner of the development the property has a small lawn, with adjacent driveway which provides tandem parking for two cars. The front door is covered with an oak pitched porch providing screening when trying to find your front door key and its raining!

## REAR GARDEN

The rear garden is enclosed with fenced borders and has a large level patio immediately outside the lounge doors and a generous, level lawn too. The garden is a particular feature of the home. There is also access to one side of the property to the front. To the rear is the siting for the Eco Mitsubishi air source heat pump

## SERVICES

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

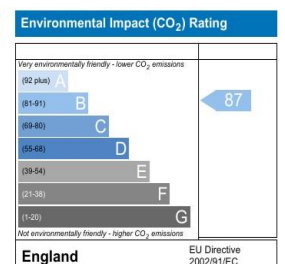
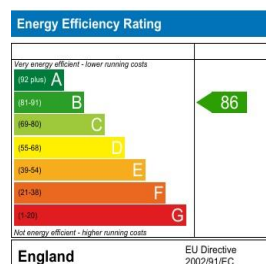
## AGENT'S NOTE

Council Tax band 'B'. All appliances and doors and windows have a ten year guarantee. The property is also subject to a ten year Buildzone warranty. The property has low energy downlighters.

## DIRECTIONS

From Redruth train station proceed along Clinton Road, towards Falmouth. At the traffic lights at the end of Clinton Road, proceed straight on towards Falmouth and into Southgate Street. After approximately half a mile the entrance to Teg Lowarth will be found on the left hand side. If using what3words

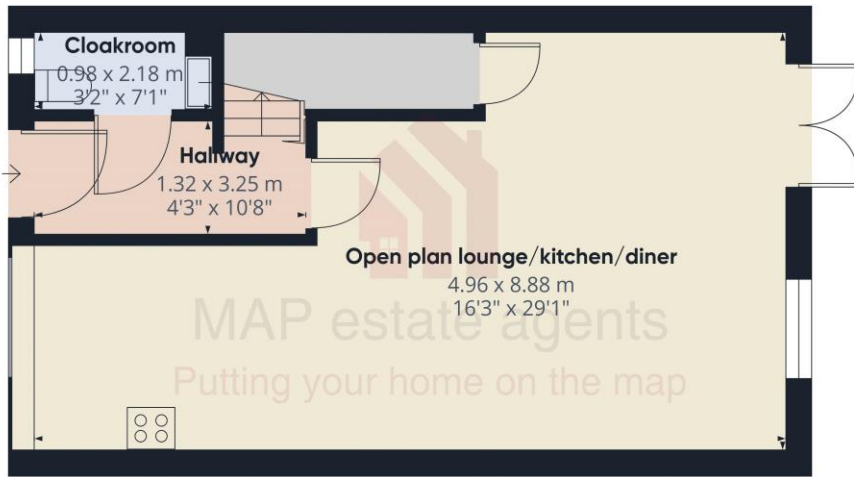
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## MAP's top reasons to view this home

- Enclosed corner plot with generous gardens to two sides
- Brand new semi-detached house, one of only eight homes
- Quality finish to sanitary ware, kitchens and en-suite
- Three bedrooms, principal bedroom with en-suite
- Feature lounge/diner/kitchen
- Off-road parking for two cars
- Ten year BuildZone warranty
- Double glazed windows and doors
- Underfloor heating to ground floor by air source heat pump
- No chain purchase - ready to move into



Approximate total area\*\*  
44.5 m<sup>2</sup>  
480 ft<sup>2</sup>

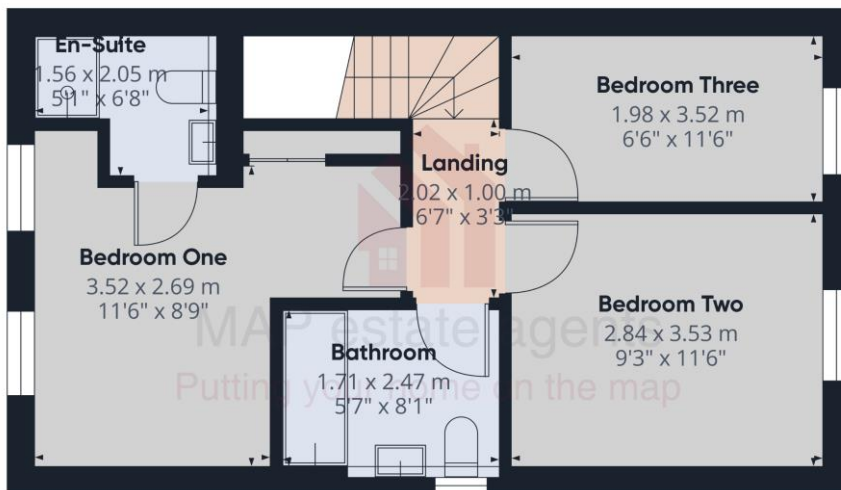
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Approximate total area\*\*  
38.5 m<sup>2</sup>  
414 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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