



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

**Teg Lowarth,  
Southgate Street, Redruth**

**£310,000  
Freehold**





## Teg Lowarth, Southgate Street, Redruth

**£310,000**  
**Freehold**

### Property Introduction

A brand new house with an enclosed rear garden with lawn and patio, parking and energy efficiency features!

This stunning new home is ready for its new owner, offering family sized three bedroomed accommodation the house also leaves the new owner the chance, if purchased soon enough the ability to choose kitchens and flooring to create your own special home.

On entering the home there is a hall, a really useful cloakroom with downstairs loo, superb 29' open planned reception room and kitchen which has double doors and a window to the rear letting in a good amount of light. Upstairs as well as the three bedrooms there is a family bathroom.

The garden is of manageable size, enclosed on all sides with a large patio and lawn. There is also off-road parking for two cars to the front.

### Location

Redruth is known for its mining heritage, the remnants of which remains today with many old engine houses and features around the town and local villages. The name of the town allegedly comes from the colour of the local stream which was discoloured with iron oxide.

The town has within its centre a bronze 6'7 miner to pay homage to its history and as a result of all the mining the town grew and grew and now has a very varied and interested history. Some of the homes of the mine owners and senior staff are located around the town, some of the grandest and most splendid homes anywhere in the county.

Teg Lowarth continues the Cornish theme, translated from the Cornish to mean 'pretty garden' the eight houses that make up the cul-de-sac replaced a very old cottage which had a very large garden. Located just on the outskirts of the town there is public transport in close proximity, a bus stop a few hundred yards away and the mainline railways station in the middle of the town. There is also excellent access to schools, there is a playing field at Clijah Croft opposite which is home to Redruth United football club (which has children's, woman's and men's teams) and schooling is also in striking distance.

Kresen Kernow (or Cornwall Centre) is also within the town and has 14 miles of shelving with over 1.5 million of Cornwall treasured archives.

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' 0" x 15' 11" (8.83m x 4.85m) L-shaped, maximum measurements

Measuring over 29' feet long the new buyers presently have a choice to complete the house to their own choice. The kitchen is presently not fitted so some options will be given to a buyer in this regard. In addition to choosing the kitchen an extensive range of built in appliances will be fitted. These include a fridge/freezer, washer/dryer, oven, four ring induction hob, dishwasher and extractor fan. Buyers will also have a choice of floor coverings. This fabulous room is dual aspect with a window to the front and a further window to the rear, as well as double doors which open to the rear garden. There is also a very large understairs cupboard.

FIRST FLOOR LANDING

Doors opening off to:-

BEDROOM ONE 15' 5" x 8' 8" (4.70m x 2.64m) plus deep 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.

BEDROOM TWO 11' 4" x 9' 1" (3.45m x 2.77m)

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

BEDROOM THREE 11' 4" x 6' 4" (3.45m x 1.93m)

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, a wide wash basin with a soft closing two drawer 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

The lounge doors open to a lovely large patio which in turn leads to a lawned garden which is enclosed with fenced and natural walled boundaries. There is a pedestrian gate to the front. In front of the property is a generous parking space for one car with a further parking space located in a bay approximately 50 yards away.

SERVICES

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

AGENT'S NOTES

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 kitchen space are from a completed neighbouring property and are an example for illustration purposes only. The new owner of this property, if purchased soon enough, has the ability to choose the kitchen and flooring to create your own special home. Some of the 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.glidern.drainage

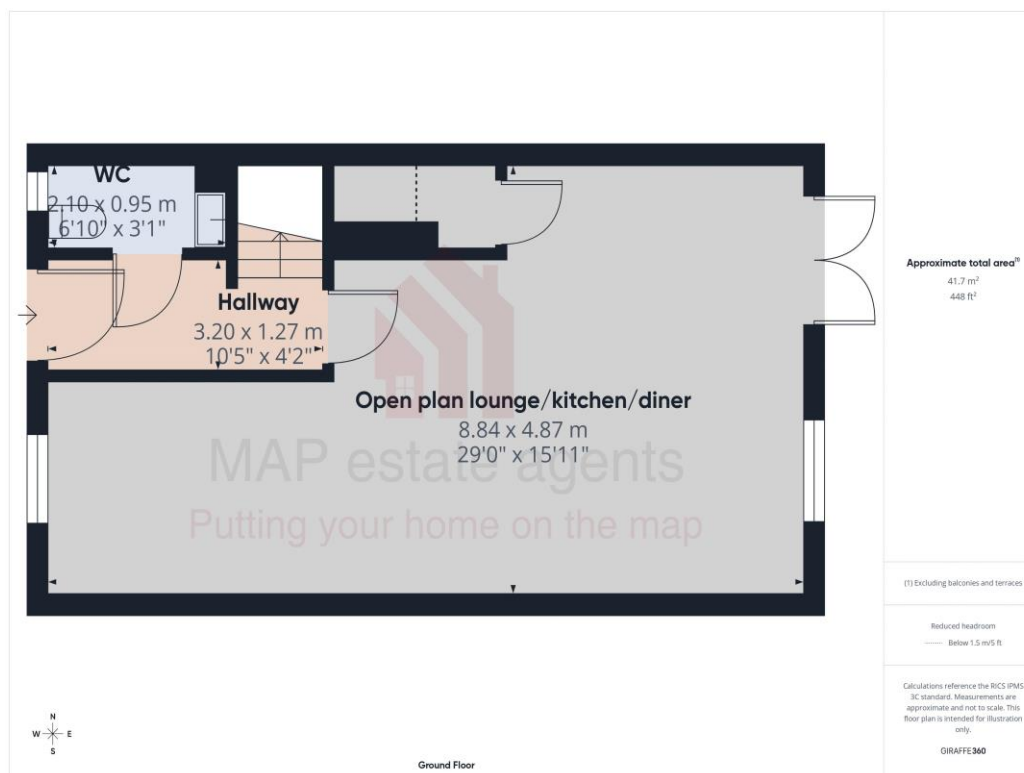


| Energy Efficiency Rating                                                                                                                                                                                                                                                                                           |  | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                                           |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <div>Very energy efficient - lower running costs</div> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> <div>Not energy efficient - higher running costs</div> |  | <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> |  |
| <b>England</b>                                                                                                                                                                                                                                                                                                     |  | <b>England</b>                                                                                                                                                                                                                                                                                                                                           |  |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                            |  | EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                                                                  |  |



## MAP's top reasons to view this home

- Brand new three bedroomed house
- Currently available with buyers choice of kitchen & flooring
- Feature lounge/dining room/kitchen
- Kitchen with intergrated appliances as standard
- Generous principal bedroom
- Enclosed lawned garden to rear with patio
- Ground floor underfloor heating, first floor radiators
- Two off-road parking spaces
- Small development of just eight properties
- Great edge of town location



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

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.