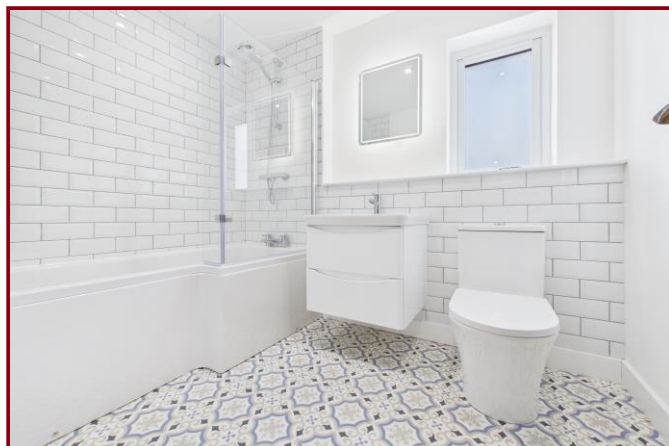




MAP estate agents
Putting your home on the map

**Teg Lowarth,
Southgate Street, Redruth**

**£310,000
Freehold**





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Property Introduction

This three bedroomed, two bathroomed semi detached house is brand new and is ready for its new owner to enjoy. As well as having two off-road parking spaces, immediately outside the property there is a quality fitted kitchen with loads of appliances included, a level lawned garden and patio, double glazing, air source heat pump with underfloor heating with radiators heating upstairs. The kitchen is stunning, finished in Indigo Blue with Silestone Blanco Norte worktops it really does look fabulous. The huge living/dining room/kitchen is a great family room and having a ground floor cloakroom is also super handy. As well as the air source heat pump the property has 'A' rated windows and external doors, a large 210 litre water cylinder, and low energy downlights to try and be as economical and green as possible. There are also quality floor finishes, detailed wall tiling, oak doors and push open wall units - the developer has tried to make this a really special new home. We think they have succeeded, so why not come and see for yourself?

Location

Redruth is located just off the A30 trunk road and is one of Cornwall's oldest and largest towns with significant history, particularly in mining. Being central within west Cornwall provides great benefit, the close proximity to the A30 gives easy access both further down west towards St Ives and Penzance and eastward to Truro, Bodmin and if needed out of the county too. In addition the mainline railway runs immediately through Redruth, the train station being less than a mile away. In addition the north and south coasts are within easy reach. Redruth has a number of primary schools, the nearest, Trewirgie is a just outside the town centre with the secondary school being a little further again. Both schools were rated 'good' in their last OFSTED report. In addition the nearby village of Lanner is also within immediate striking distance.

Lanner also has a primary school, several places of worship, three public houses, a local shop, fish and chip shop and petrol station. A few miles on from Falmouth takes you to Penryn and then onto Falmouth. The capital city of Cornwall. Truro is also within twelve miles, or one stop on the train and offers a wide range of educational and employment opportunities as well as a wider range of shops and leisure facilities.

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' 3" (8.88m x 4.95m) L-shaped, maximum overall measurements

The huge living/dining room/kitchen is a great family room and having a ground floor cloakroom is also super handy. A really super space for the new owners to enjoy. The kitchen is stunning fitted with a wide range of units both at base and eye level finished in Indigo Blue with Silestone Blanco Norte worktops incorporating an inset sink unit with swan necked tap. The kitchen really does look fabulous. 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' 10" (3.53m x 2.69m) plus door recess and 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' 7" x 6' 6" (3.53m x 1.98m)

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

OUTSIDE

To the rear is a lawned, enclosed garden with a large patio off the reception doors which would be ideal for some alfresco dining or simply enjoying the Cornish sunshine. The lawn continues to one side of the house with a gate giving access to the front. To the front is an allocated parking space and a further space exists opposite the house which stands on its own. The property therefore benefits from two parking spaces.

SERVICES

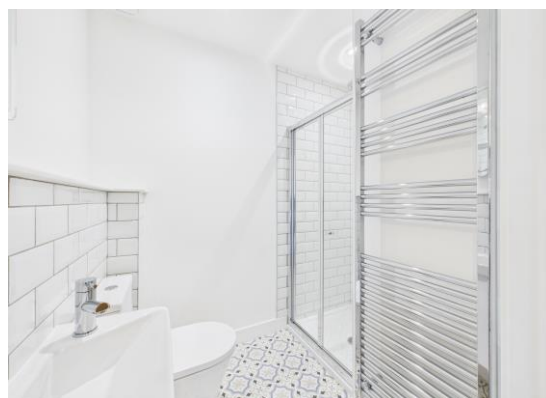
Mains water, mains electricity and mains drainage. Air source heat pump.

AGENT'S NOTE

As the property is a new build, the Council Tax band for the property is to be assessed and confirmed.

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.glidgers.drainage

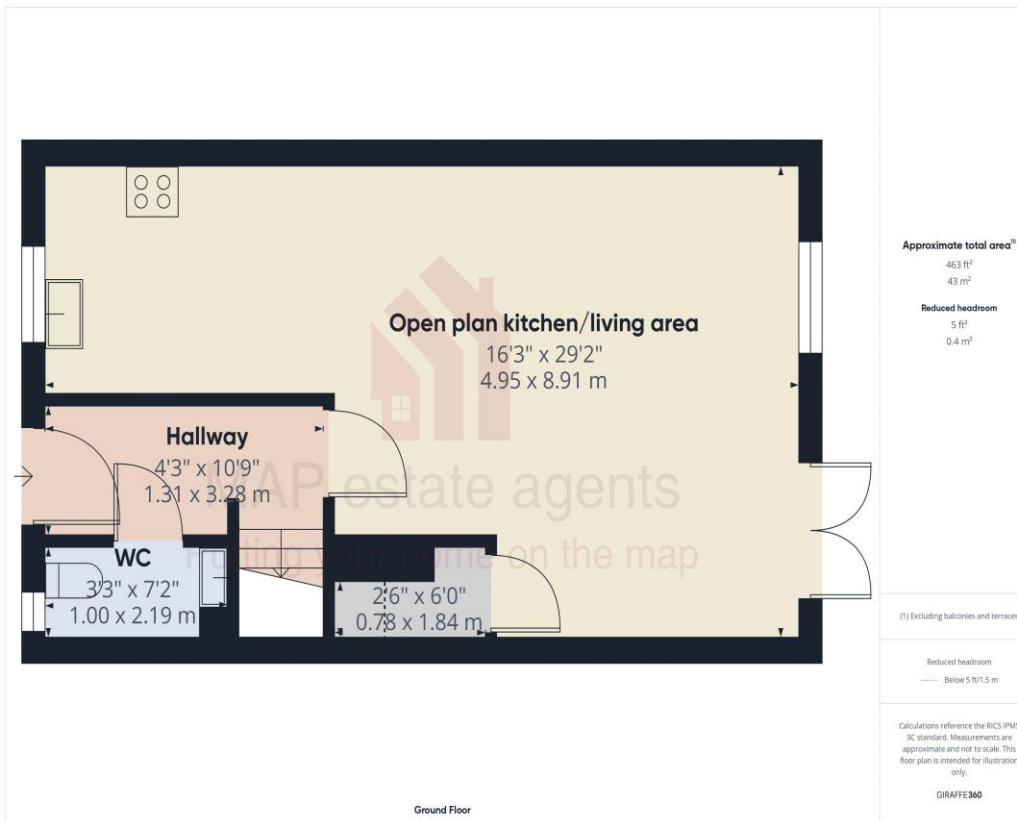


Energy Efficiency Rating		Current	Potential
Highly energy efficient - lower running costs			
(92+)	A		99
(81-91)	B	88	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Brand new house with 10 year warranty
- Two off road parking spaces
- Fabulous 29' open planned kitchen/diner/lounge
- Patio doors off lounge opening to large patio and level lawn
- Kitchen with extensive range of built in appliances
- Kitchen finished in Indigo Blue with Silestone Blanco Norte worktops
- Ground source underfloor heating to ground floor
- Radiators to first floor
- Immediately available to buy, no chain
- Edge of town location with great access to Lanner, Falmouth and A30



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