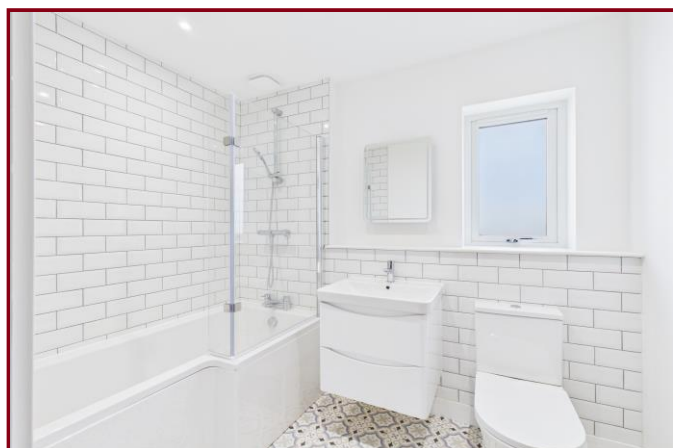




**MAP estate agents**  
Putting your home on the map

**Teg Lowarth, Redruth**

**£325,000**  
**Freehold**





## Teg Lowarth, Redruth

**£325,000**  
**Freehold**

### Property Introduction

A brand new house with a double sized, corner plot garden and parking all within a cul-de-sac location! This home comes complete with a BuildZone 10 year warranty, an energy efficient air source heat pump with underfloor heating to the ground floor and is designed to be very energy efficient. The builders, a well known local company take pride in their attention to detail and quality of finish, this home being a great example of this with a stunning Aspects Crema Beige fitted kitchen with a huge array of appliances and Kartell bathroom. Set in the corner of the development the property has one of the largest (if not the largest) plot and garden, there is a large patio and the garden stretches to two sides and is also generous in depth. Enclosed on all sides its great for pets and children to safely run around and enjoy themselves. For added convenience there are two allocated parking spaces, 'A' rated double glazed windows and doors and quality floor finishes and oak doors. A stunning new home which is all ready for its new owner!

### Location

Brilliantly located for all that Redruth and the surrounding area has to offer. The local primary school at Trewirgie is a short walk away with the secondary school at Redruth a little further distant. The town of Redruth is also within a mile, it has a range of shops and also has a mainline railway station for travelling onwards to anywhere that is required! There is also a bus stop just along the road. The A30 trunk road is also within easy reach providing road access throughout the county and beyond. Falmouth, Truro, Camborne and Helston are also all within a 30 minute car journey and provide a further range of commercial, entertainment and recreational 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.

**LOUNGE/KITCHEN/DINING ROOM 29' 3" x 16' 2" (8.91m x 4.92m)**  
**L-shaped, maximum measurements**

The feature of the house, the room is of a really good size and is bright and light with a dual aspect with windows to the front and double glazed doors and adjacent window to the side. The kitchen is fitted with Crema beige units with stone grey units above, and a Nordic grey quartz worktops. The kitchen is fitted with a wide array of 'Hoover' appliances including fridge/freezer, single oven, extractor hood, induction hob, washer/dryer and dishwasher. The lounge has doors opening to the rear garden. Large storage cupboard.



**FIRST FLOOR LANDING**

Doors opening off to:-

**BEDROOM ONE 13' 7" x 12' 10" (4.14m x 3.91m) L-shaped, maximum measurements**

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' 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**

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**

One of only two properties on the development with a corner plot, if you are looking for a larger garden then number 5 could be the one for you. The rear garden is enclosed and has a lawn to the rear and side. There is gated access to the front of the property. To the front is a large parking space with a further parking space located approx 50 yards away.



**AGENT'S NOTE**

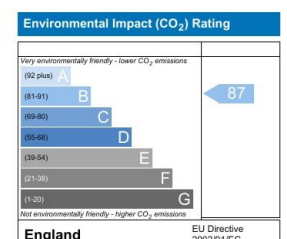
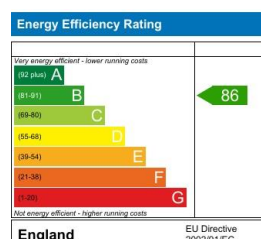
As the property is a new build, the Council Tax band for the property is to be assessed and confirmed.

**SERVICES**

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

**DIRECTIONS**

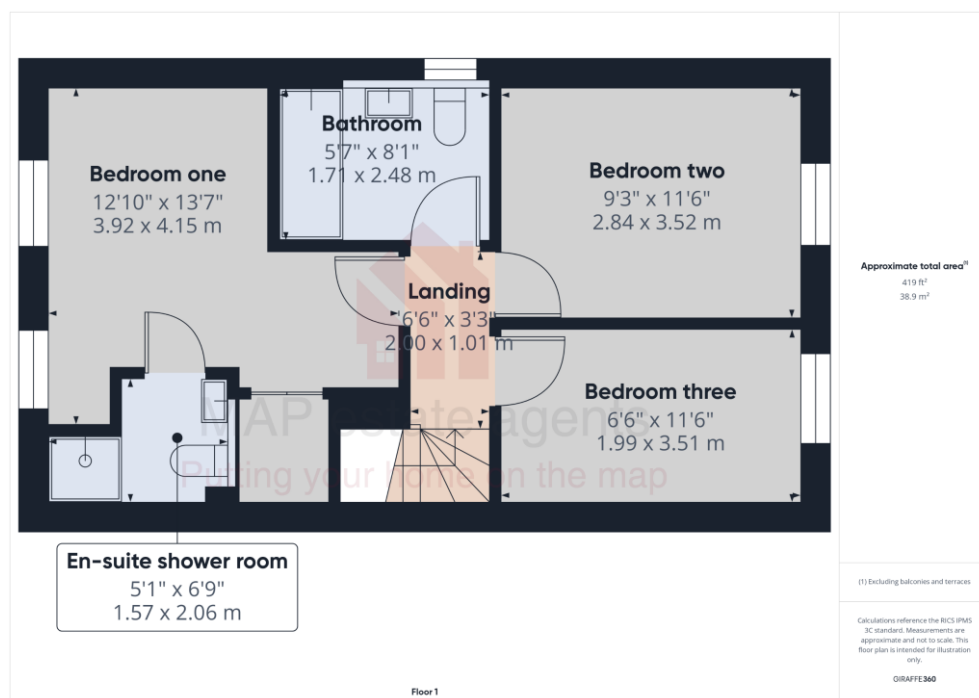
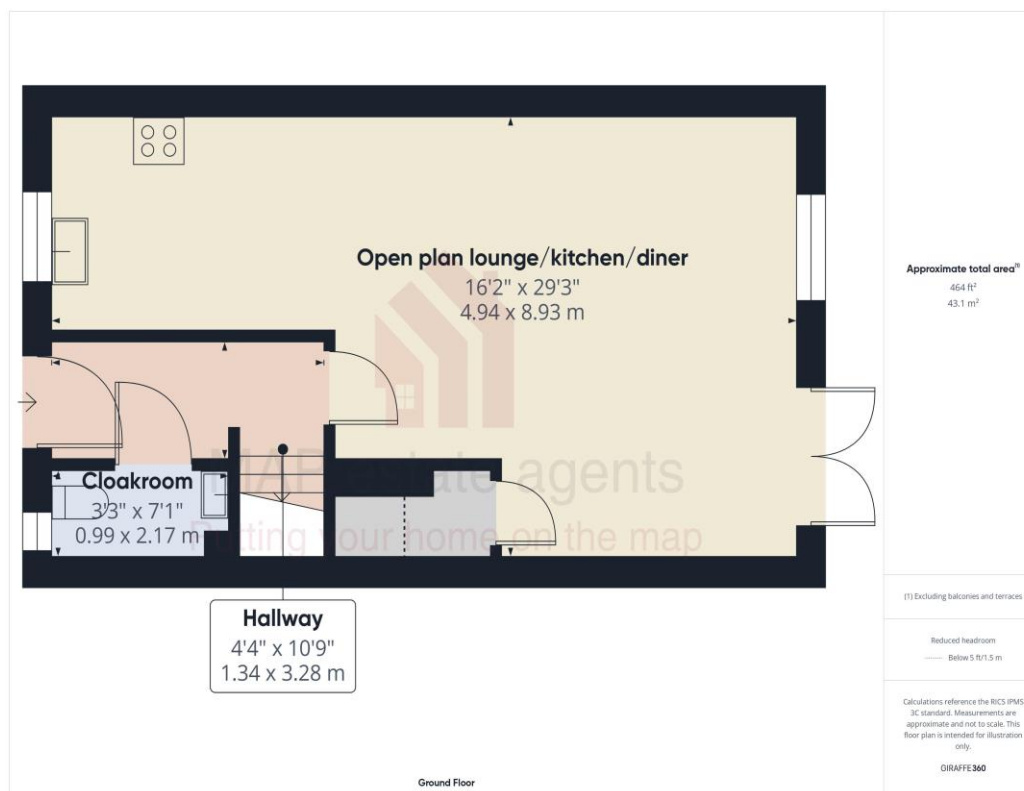
From the roundabout at the top of Lanner drop down the hill towards Redruth. Approx 500 yards on the right hand side is an entrance to Teg Lowarth which is off the road and is its own little cul-de-sac. If using What3words :- hack.glidgers.drainage





## MAP's top reasons to view this home

- Corner plot with garden to two sides
- Brand new house, ready to move into
- Three first floor bedrooms
- Principal bedroom with en-suite shower
- 29' feature open planned lounge/dining room/kitchen
- Kitchen with significant range of built in appliances
- Air source underfloor heating to ground floor and radiators to first floor
- 10 year Buildzone warranty
- Off-road parking for two cars
- High specification to kitchens and bathrooms



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