



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

**Southgate Street,  
Redruth**

**£325,000  
Freehold**





**Southgate Street,  
Redruth**

**£325,000 Freehold**

## **Property Introduction**

A 'one off' brand new house. One of only eight new homes in a tucked away cul-de-sac on the outskirts of Redruth and close to the village of Lanner this three bedroom home has a few extra features that the other homes do not! These include owned solar panels to provide extra efficiency and a different layout on the ground floor, providing additional space in the feature open planned lounge/diner/kitchen. The properties have been constructed by the highly regarded local builder JJ Jones and Sons Est. 1910, to a very high quality and include air source underfloor heating to the ground floor with Eco Dan Mitsubishi Air source heat pump, radiators to the first floor, designer kitchen in 'Stone Green' with an extensive range of built-in appliances, oak doors with brushed nickel ironmongery. designed bathroom and sanitary ware by Kartell UK and award winning British Cormar carpets. There are three bedrooms on the first floor, the principal bedroom having an en-suite shower room. The ground floor also has a cloakroom and the property also has a very large walk in shower cubicle in the family shower room, again a difference to the other homes. Outside are two allocated parking spaces and a level lawned garden and patio which is enclosed.

## **Location**

Located in a small cul-de-sac off Southgate Street, Teg Lowarth (translated as 'beautiful garden') has its own independent access from the road. Central Redruth is less than a mile away and has a range of shopping and commercial facilities as well as a main railway line which runs to Truro (the next stop up the line) and onto London Paddington to the east and to Camborne and Penzance to the west. There is a bus stop approx. 200 yards away which would go to both Redruth itself and in the other direction Lanner and onto the coastal town of Falmouth on the south coast.

Lanner has a well respected primary school, three public houses, a bakery and a fish and chip shop as well as a local shop and petrol station. Falmouth has one of the largest natural harbours in the world and is known for its pretty streets with numerous independent shops, cafes and restaurants, excellent beaches and being home to the university of Cornwall. There is also a primary school at Trewirgie which is approximately half a mile from the property with the secondary school at Redruth a little further, both were rated 'Good' in their last OFSTED reports. The A30, the main arterial route through Cornwall is also within a couple of miles, therefore the home is tucked away but in a great location for both public and private travel to wherever anyone wants.

## 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 LIVING SPACE 29' 1" x 16' 2" (8.86m x 4.92m) overall maximum measurements

The showpiece of the property - a large and a great place for entertaining or spending some quality family time. The kitchen has been fitted with a range of Stone Green units which really look fantastic, complemented by contrasting units at eye level. The kitchen comes complete with a wide range of 'Hoover' built-in appliances along with a 10 year warranty which include a large fridge/freezer, oven and a four ring induction hob and extractor fan, washing machine and dishwasher. There are roll edged Silestone work surfaces to three sides with one having the option as a breakfast bar if required. Stainless steel sink with swan necked tap, The whole room has a double glazed window to the front with double doors to the rear with an additional window providing light from both the front and rear. There is also a large storage cupboard. Turning staircase to:-

### FIRST FLOOR LANDING

Doors opening off to:-

### BEDROOM ONE 13' 5" x 12' 8" (4.09m x 3.86m) 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' 5" x 9' 3" (3.48m x 2.82m)

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

### BEDROOM THREE 11' 5" x 6' 6" (3.48m x 1.98m)

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

### FAMILY SHOWER ROOM

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

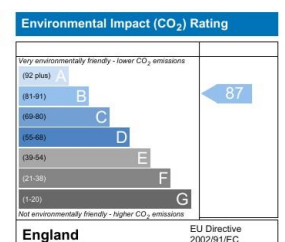
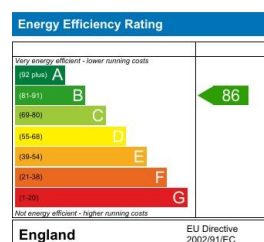
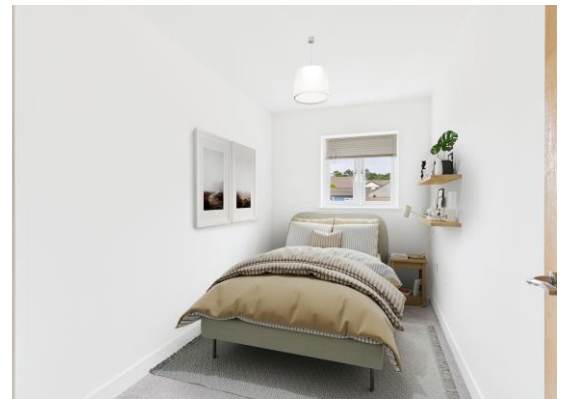
The back garden can be accessed either from the double doors in the lounge or from its own independent access from the front via a gate and path. The rear garden is enclosed to all sides providing a safe place for children and pets. There is a large, level patio which leads onto a very gently sloping lawn. There is also a hardstanding in place for a shed or that could be used for a further patio. Eco Dan Mitsubishi Air Source heat pump. To the front is allocated, off-road parking for two cars.

### SERVICES

Mains water, mains electricity and mains drainage. Air source heat pump. The property also benefits from its own solar panels which are a 12 panel Jinko 430w (AB) Growatt 4,2kw. There is a 25 year panel guarantee.

### AGENT'S NOTE

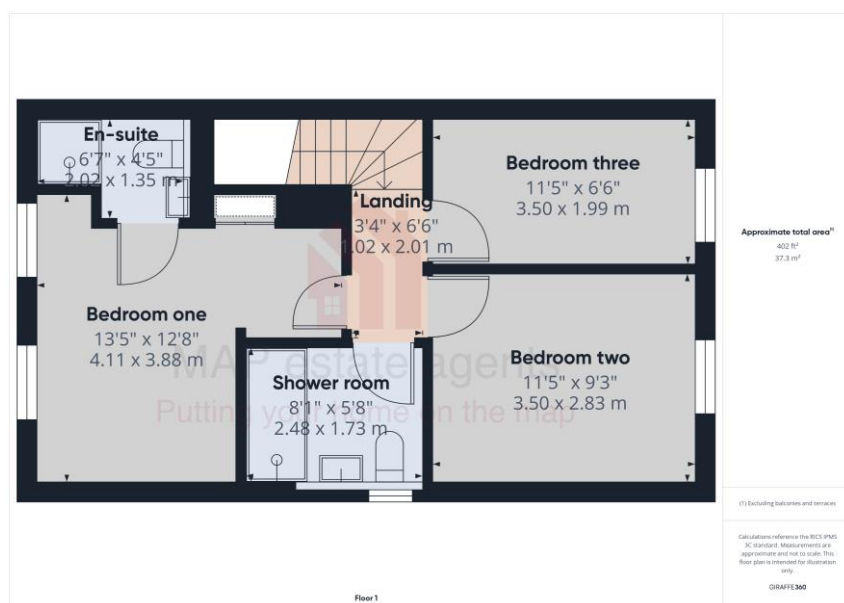
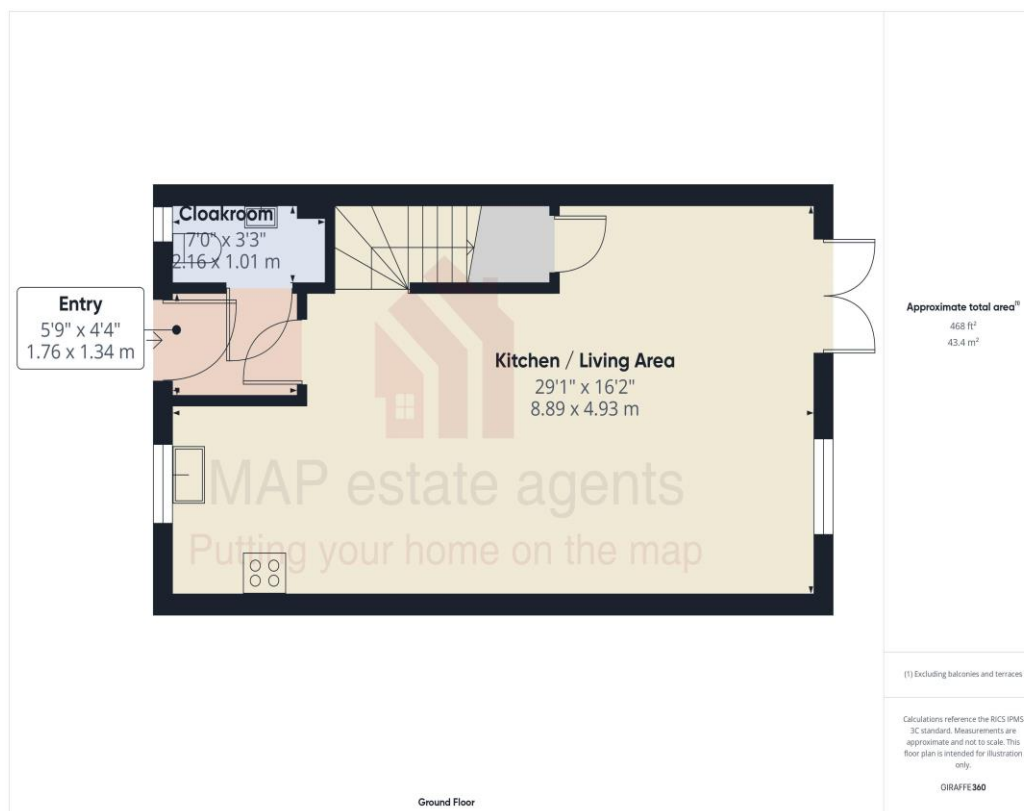
As the property is a new build, the Council Tax band for the property is to be assessed and confirmed.





## MAP's top reasons to view this home

- Quality brand new house by respected local builders
- Unique layout, unlike any other on development
- Owned solar panels on the roof
- Three bedrooms
- Principal bedroom with en-suite shower room
- Fitted kitchen with extensive range of 'Hoover' built-in appliances
- Ground floor cloakroom
- First floor shower room
- Lawned, enclosed garden and patio
- Two off-road parking spaces



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

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

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

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)

**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.