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**Lowarthow Marghas,
Redruth,**

**£350,000
Freehold**





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Property Introduction

Being offered for sale for the first time since being built to our vendors specification in 2007, this detached bungalow benefits from no onward chain.

Featuring three bedrooms with the principal bedroom having an en-suite shower room, the lounge enjoys an outlook to the front, there is a family bathroom and the kitchen/diner is of good proportions and has French doors opening onto the rear.

Heating is provided by a gas combination boiler supplying radiators and there is uPVC double glazing. The integral garage has plumbing for an automatic washing machine, ample parking is available on the driveway to the side and the rear garden is enclosed, secure for younger children and pets and features an extensive paved patio.

Situated at the entrance to this popular development, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated on the Truro side of Redruth, the centre of the town will be found within a five minute drive and here one will find a mainline Railway Station which connects with London Paddington and the north of England and a range of both local and national shopping outlets.

The A30 trunk road is also within easy reach and the bungalow is conveniently located for access to the major town of Truro which is the commercial and cultural centre of Cornwall together with Falmouth on the south coast which is Cornwall's university town. Within five miles one will find the north coast village of Portreath which is noted for its sandy beach and active harbour.

ACCOMMODATION COMPRISES

Recessed storm porch with composite double glazed door opening to:-

HALLWAY

Recessed airing cupboard incorporating shelving and a radiator. Coved ceiling and radiator. Panelled doors opening off to:-

LOUNGE 13' 4" x 11' 2" (4.06m x 3.40m)

uPVC double glazed window to the front. Coved ceiling, three wall lights and a radiator.

PRINCIPAL BEDROOM ONE 11' 3" x 11' 2" (3.43m x 3.40m) plus door recess

uPVC double glazed window to the front. Featuring a two sliding door wardrobe, radiator and access to loft space. Door opening to:-

EN-SUITE SHOWER ROOM

Close coupled WC, vanity wash hand basin and quadrant shower enclosure with a plumbed shower. Extensive shower boarding to walls, towel radiator and coved ceiling.

BEDROOM TWO 11' 1" x 9' 6" (3.38m x 2.89m)

uPVC double glazed window to side. Coved ceiling and radiator.

BEDROOM THREE 9' 3" x 7' 7" (2.82m x 2.31m)

uPVC double glazed window to the rear. Coved ceiling and radiator.

FAMILY BATHROOM

uPVC double glazed window to side. Close coupled WC, pedestal wash hand basin and panelled bath with 'Triton' electric shower over. Extensive ceramic tiled walls, towel radiator and coved ceiling.

KITCHEN/DINER 17' 11" x 11' 2" (5.46m x 3.40m)

uPVC double glazed French doors opening to the rear and uPVC double glazed window to side. Door to integral garage/utility. The kitchen area is fitted with a range of eye level and base units having adjoining roll top edge working surfaces arranged to form a peninsular bar, there is an inset stainless steel one and a half bowl sink unit with mixer tap, built-in electric oven with four ring gas hob and integrated cooker hood over and an integrated dishwasher. Extensive ceramic tiled splashbacks, radiator and coved ceiling.

INTEGRAL GARAGE 18' 0" x 9' 6" (5.48m x 2.89m)

Up and over door to the front and having power and light connected. uPVC double glazed door opening to rear garden. To the rear of the garage is a base unit with adjoining roll top edge working surface featuring an inset stainless steel single drainer sink unit and with space and plumbing for an automatic washing machine. Wall mounted 'Vaillant' gas combination boiler.

OUTSIDE FRONT

To the front the garden is laid to lawn with a driveway to the side giving additional parking for three vehicles if required. Pedestrian access leads to the side of the bungalow.

REAR GARDEN

The rear garden is enclosed and secure for younger children and pets and is part lawned with an extensive patio ideal for outside entertaining. There are two low maintenance storage sheds and an external water supply.

AGENT'S NOTE

Please be aware the Council Tax band for the property is band 'C'.

SERVICES

The property benefits from mains water, mains drainage, mains electric and mains gas.

DIRECTIONS

From Redruth Railway Station proceed up the hill and at a give way junction bear slight left into East End, approaching a staggered junction with a convenience store ahead of you to the right, turn right into School Lane and then take the first turning left into Lowarthow Marghas where the bungalow will be identified on the right hand side by our 'For Sale' board. If using What3words:-guards.ignore.acclaimed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	72	
(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

- Detached bungalow in popular location
- Three bedrooms
- Principal bedroom with en-suite
- Lounge
- Generous kitchen/diner
- Family bathroom
- Integral garage/utility
- Gas central heating
- uPVC double glazing
- Chain free sale



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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