



Treseder Close

Scorrier

Redruth

TR16 5ES

40% Shared ownership

£110,000

- TWO WELL PROPORTIONED BEDROOMS
- REDRUTH APPLICANTS NOW ELIGIBLE
- STAIRCASING UP TO 100%
- 2 ALLOCATED PARKING SPACES AVAILABLE
- PERFECT FIRST HOME
- CONNECTED TO ALL MAINS SERVICES
- POPULAR RESIDENTIAL LOCATION
- ENCLOSED GARDEN
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - sq ft



PROPERTY DESCRIPTION

This is a 2 bed semi detached house, Situated in the small village of Scorrier. This property benefits from 2 bedrooms, allocated parking and enclosed rear garden.

LOCATION

The village of Scorrier adjoins Treleigh & Mount Ambrose, which together benefits from everyday amenities, including convenience store/post office, primary school and public house, Redruth town is also only a short drive away which has a wider range of amenities.

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the town of Redruth, and a full financial assessment to ensure that the property is affordable and sustainable for you. Our financial assessments are carried out by The Mortgage People (TMP). For more information on TMP please visit their website at tmpmortgages.co.uk.

The local connection requirement may not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

If you wish to submit an application, please contact TMP in the first instance to carry out a full financial assessment to establish affordability. <https://tmpmortgages.co.uk/>

Properties are allocated on a first come first serve basis subject to meeting the requirements of the s.106 and demonstrating affordability.

ACCOMODATION

Accommodation Offers

Ground Floor
Living Room
Kitchen/Diner
Family Bathroom

First Floor
Landing
Bedroom 1
Bedroom 2
Shower Room & WC

Exterior
Enclosed Rear Garden
Two Allocated Parking Spaces

SHARED EXAMPLE

Share price: 40% share £110,000
Full price: £275,000
Monthly rent from 1st April 2026 £314.17
Monthly service charge from 1st April 2026: £45.81

*Staircasing up to 100%

SECTION 106 RESTRICTIONS

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TENURE

It is a leasehold property with 119 years remaining on the lease.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: B
Tenure: Leasehold
Lease length: 119 years remaining (125 years from 2020)
Service charge: £549.72 pa
Shared ownership - ownership percentage: 40%
Property type: House
Property construction: Standard construction
Energy Performance rating: B
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No



Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

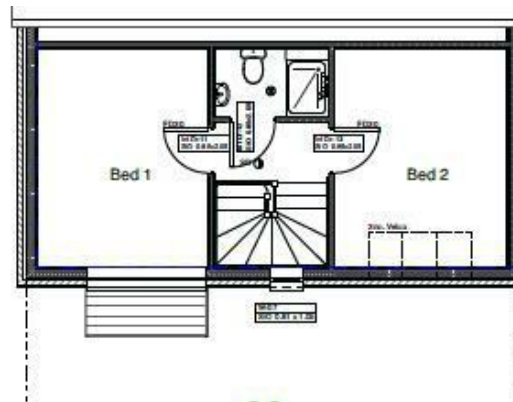
Coal mining area: No

Non-coal mining area: Yes

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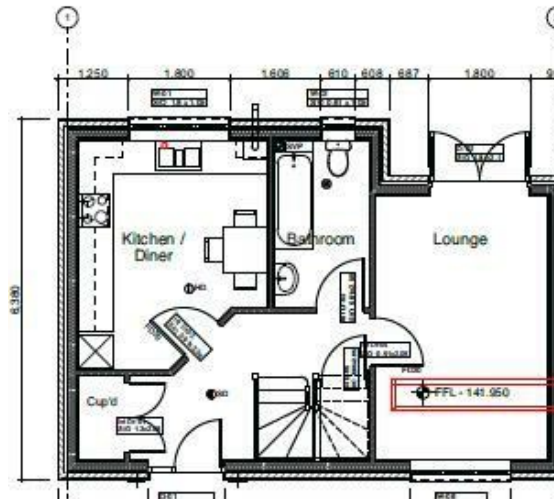
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.






1310.J.10

Block 5C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Cornwall

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Scan QR Code For
Material Information

