



Chenoweth Way, Scorrier

Redruth

Offers Over
£305,000

Bedrooms: 4

Bathrooms: 2

Receptions: 1

This well cared for and well-presented family home, is arranged over three levels and designed for versatile family living. Built in 2019, this property also benefits from the remainder of its NHBC warranty.

The ground floor centres around a combined living, dining and kitchen space, with the kitchen positioned at the front and equipped with integrated appliances. A cloakroom and a storage cupboard sit off the entrance hallway, keeping the layout tidy and functional. The rear section of the ground floor opens to the garden through double doors, giving the main living space a social and open feel.

The first floor provides three bedrooms along with a family bathroom that includes a shower over the bath.

The second floor is dedicated to the main bedroom. This space benefits from an en-suite shower room, as well as useful built-in storage on the landing.

The rear garden has been recently updated by our clients and is now beautifully designed and finished. It features a hot tub - which we understand will remain with the property, attractive paving, and is fully enclosed. This wonderful, low-maintenance space is ideal for garden furniture and alfresco dining.

The property also benefits from two parking spaces: one located just off the garden area and the second within a nearby parking area.

Location

Scorrier is a well-connected Cornish village positioned between Redruth and Truro, offering a peaceful rural setting with easy access to amenities. Known for the historic Scorrier House and its surrounding countryside, the area provides convenient links to the A30 and nearby Redruth railway station. With shops, pubs and larger supermarkets just a short drive away, and both coasts within easy reach, Scorrier, we feel, is an attractive location for fall.

Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information—particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters—is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations or assumptions and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.





All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.

Important Information For Buyers

Tenure : Freehold

A management fee (service charge) is due by all owners, it is approximately £175 per year.

Council Tax Band : D (Source : Council Tax band Checker as of 20/10/25)

Construction Type: Standard – (Source : Property Information Questionnaire completed by our client (PIQ)). All buyers must satisfy themselves as to the construction type via their own surveyor or legal representatives

Age of Construction: 2019 (Source : Property Information Questionnaire completed by our client (PIQ)).

Heating: Gas central heating as stated by our client (Source : PIQ)

Water Supply: Mains as stated by our client (Source : PIQ)

Sewage: Mains as stated by our client (Source : PIQ)

Electricity: Mains as stated by our client (Source : PIQ)

EPC: B85 – Certificate valid until 13th August 2029

Broadband: 4 - 1800 MBPS estimated download speeds (Source Ofcom Broadband Checker)

Mobile Availability: Prediction, not a guarantee:

EE – Good outdoor and in-home

O2 – Good outdoor and variable in-home

Three – Good outdoor

Vodafone – Good outdoor and variable in-home

For further material information, please see the relevant section(s) provided by this website.

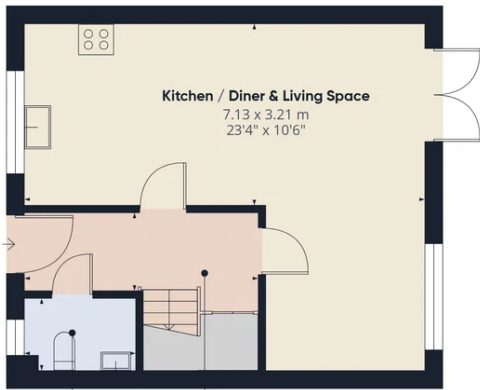
ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.

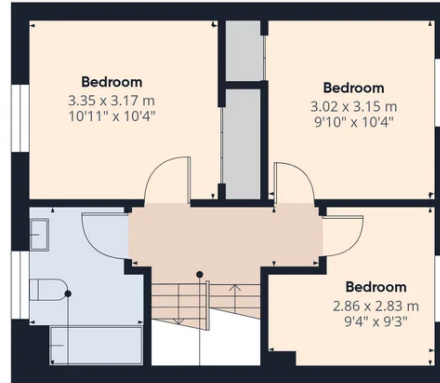




WC
2.01 x 1.34 m
6'7" x 4'4"

Hallway
4.15 x 1.37 m
13'7" x 4'5"

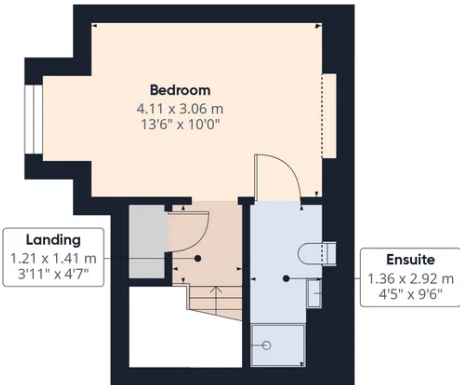
Ground Floor



Bathroom
2.01 x 2.84 m
6'7" x 9'3"

Landing
3.21 x 1.04 m
10'6" x 3'5"

Floor 1



Landing
1.21 x 1.41 m
3'11" x 4'7"

Ensuite
1.36 x 2.92 m
4'5" x 9'6"

Floor 2



Approximate total area^m

102.2 m²
1100 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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