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BILL BANNISTER
Sales & Lettings

28 Chenoweth Way

Scorrier, Redruth, TR16 5DS

£315,000

3 2 1 B

Offered for sale with no onward chain and benefiting from the residue of a 10 year NHBC warranty, this modern semi detached house has well presented family sized living accommodation. There are three bedrooms, master with an en-suite, a lounge, a fitted kitchen/diner, a first floor family bathroom and the bonus of a ground floor cloakroom. The property is double glazed and this is complemented by gas heating. Externally there is an open plan front garden, a well enclosed rear garden and two allocated parking spaces.

We are delighted to bring to market this conveniently located and modern three bedroomed semi detached house which is set within a pleasant, elevated estate on the outskirts of Redruth and built in 2022, with the property benefiting from the remainder of the 10 year NHBC warranty. Set back from the through road, on entry you will find a generous sized hallway with the bonus of a downstairs WC. There is a very well equipped shaker style kitchen coupled with a dining area. The kitchen includes the following integrated Bosch branded appliances; fridge/freezer, electric hob with extractor hood, oven and grill plus a dishwasher. The kitchen benefits from pleasant views over the public open space whilst also enjoying far reaching views towards the North Cornish Coast. A very pleasant and bright lounge/living room gives direct access to the rear garden via French doors. To the first floor, the large master bedroom comes with an en-suite shower room and benefits from those delightful views towards the coast. The second and third bedrooms are to the rear of the property and a new owner may wish to re-purpose the third bedroom to a study. The bedrooms are all complemented by a family bathroom that includes a thermostatic shower over the bath. Externally, the front of the property is accessed from the pedestrian pathway and is primarily laid to lawn. To the rear, there are two allocated and numbered car parking spaces immediately outside the garden from where gated access leads to a pathway which gives access to the lounge/living room via French doors. The rear garden is fully enclosed and provides a safe haven for children and pets alike. In terms of location, there is a pleasant public open space immediately to the front of the property and access is given to local countryside walks. In terms of amenities, there is a post office/convenience store along with a public house, all within a ten minute walk. There are also local bus services. Redruth town is within a few minutes drive. Portreath Beach, with its access to the famous South West coastal path, can be reached in under fifteen minutes by car. Slightly further afield, Perranporth and the city of Truro can both be reached in around twenty minutes or less.

Upvc front door with two obscure double glazed panels opens to:

HALLWAY
Stairs to the first floor and an understairs storage cupboard with a light. Radiator and a mains EI optical smoke alarm. Door to:

WC
Low level wc below a upvc obscure double glazed window to the front aspect. Radiator and a wash hand basin with an aqua board splash back. Extractor fan.

KITCHEN/DINER
8'2" x 17'6" (2.50m x 5.34m)
Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with straight edge work surfaces. Integrated Bosch Silence dishwasher, integrated Bosch fridge/freezer, integrated Bosch double oven and grill, integrated Bosch electric hob with a stainless steel splash back and a Bosch extractor hood over. Single stainless steel sink and drainer below a upvc double glazed window overlooking the front garden, the public open space and far reaching views towards the north coast. Space and plumbing for a washing machine and a cupboard housing a Worcester boiler. Mains EI heat sensor and carbon monoxide alarm.

LOUNGE
15'3" x 10'10" (4.65m x 3.31m)
Radiator below a upvc double glazed window overlooking the front garden and aspect. Upvc double glazed French doors open to the rear patio.

FIRST FLOOR

LANDING
Mains EI optical smoke alarm and a loft access hatch. Radiator.

BEDROOM 1
15'1" x 8'9" (4.60m x 2.68m)
Upvc double glazed window overlooking the front garden and public open space with far reaching views towards the north coast. Second upvc double glazed window overlooking the front garden and public open space with far reaching views towards the north coast.

EN-SUITE SHOWER ROOM
8'6" x 3'1" (2.61m x 0.96m)
Low level wc and a wash hand basin with an aqua board splash back. Shower cubicle with sliding glass doors, a thermostatic shower and a tiled splash back. Radiator and an extractor fan.

BEDROOM 2
8'5" x 10'7" (2.58m x 3.25m)
Radiator below a upvc double glazed window overlooking the rear garden and aspect.

BEDROOM 3
6'4" x 7'0" (1.94m x 2.15m)
Upvc double glazed window overlooking the rear garden and aspect with a radiator below.

FAMILY BATHROOM
8'3" x 4'11" (2.54m x 1.51m)
Low level wc below a upvc obscure double glazed window to the side aspect. Wash hand basin with an aqua board splash back and an LED mirror above. Bath with a thermostatic shower over. Radiator and an extractor fan.

OUTSIDE
To the front a pedestrian pathway leads to the front door and this splits the two laid to lawn areas. There is an external tap and an external light. To the rear there are two numbered allocated parking spaces. A gate and pathway leads to the rear of the property which is fully enclosed and primarily laid to lawn with a gravel border and a further gravelled pathway to the side of the property.

DIRECTIONS
From our office in Redruth pass the railway station on your right and continue on into Higher Fore Street. At the junction continue into East End, up to the mini roundabout and straight over the brow of the hill and down into Mount Ambrose. At the roundabout by the Factory Shop take the second exit towards Scorrier and then take the second turning right into Chenoweth Way. Proceed to the top and the property will be found in the last cul-de-sac on the left hand side.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: C.

Maintenance Charge For Communal Areas Approximately £185 per annum.

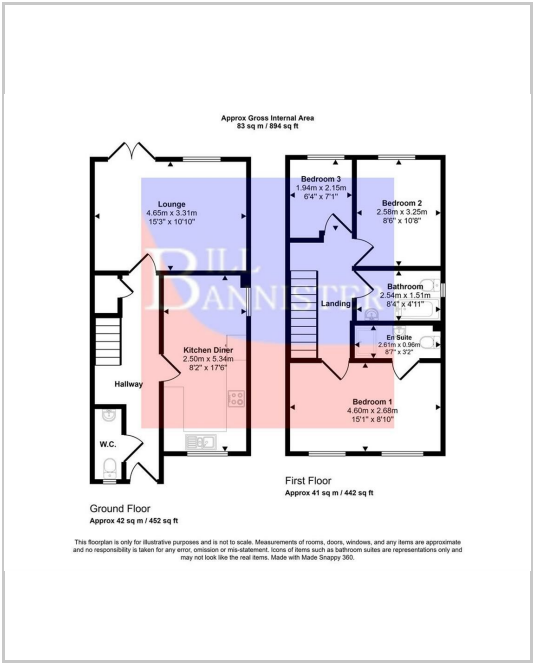
SERVICES
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 6 Mpbs, Superfast 42 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

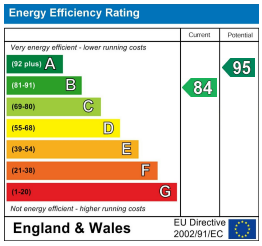
Mobile signal -
EE - Good outdoor & indoor, Three - Good outdoor & variable indoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor (sourced from Ofcom).

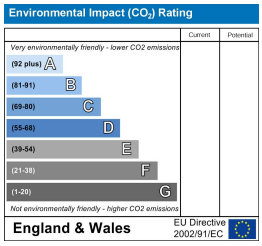
Area Map

Floor Plans



Energy Efficiency Graph





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