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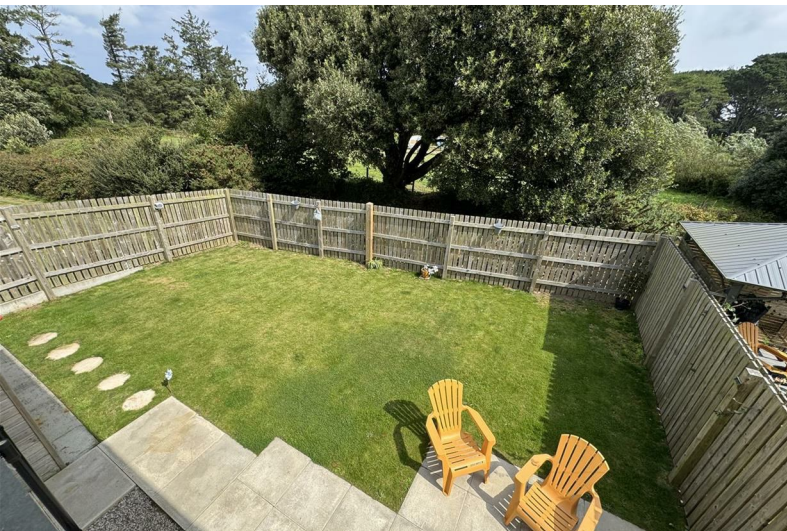
COASTAL & COUNTRY



## 3 Highburrow Close

Scorrier, Redruth, TR16 5FB

Guide Price £310,000



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## The Property

Available for the first time since its construction as a new build, this extremely well-presented three-bedroom semi-detached home. Originally designed as a two-bedroom property, the current owners have thoughtfully reconfigured the layout to create three bedrooms – comprising two doubles and one single.

Positioned as the final home within the development, the property benefits from minimal passing traffic and enjoys a pleasant outlook across open fields with Scorrier House beyond, providing both privacy and an attractive backdrop.

The ground floor accommodation includes an entrance hall, a bright living room, a kitchen/diner with a generous walk-in storage cupboard/pantry, a rear hallway, and a cloakroom/WC. On the first floor there are three bedrooms and a family bathroom.

Externally, the property boasts a good-sized enclosed garden with a large shed, together with driveway parking for two vehicles.

Located in the village of Scorrier this property is ideal located for anyone wishing to have easy access the Cornish town of Redruth and is with a short drive or the coastal resorts of Porthtowan or Perranporth. Access to the A30 is close by for those needing to travel throughout Cornwall.

## Entrance Hall

### Living Room

12'10 x 12'2 (3.91m x 3.71m)

### Kitchen/Diner

13'11 x 11'3 (4.24m x 3.43m)

### Rear Hall

5'9 x 5'2 (1.75m x 1.57m)

### WC

5'2 x 3'11 (1.57m x 1.19m)

### Landing

### Bedroom One

14'8 x 8'2 (4.47m x 2.49m)

### Bedroom Two

12'3 x 8'2 (3.73m x 2.49m)

### Bedroom Three

7'7 x 6'10 (2.31m x 2.08m)

### Bathroom

6'10 x 6'5 (2.08m x 1.96m)

### Gardens

The gardens are set to the rear of the property. They are majority lawned with a patio seating area, hard standing with large shed and gate to the driveway.

### Parking

The property benefits from a driveway to the side with room for two cars.

### Directions

Sat Nav: TR16 5FB

What3words: ///bundles.enter.corporate

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 2022

Construction Type: Block/Timber (assumed)

Heating: Mains Gas Central Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: B84

Tenure: Freehold:

Site Management Charges: £17pm (Approx.)

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All

measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



## Hybrid Map



## Terrain Map



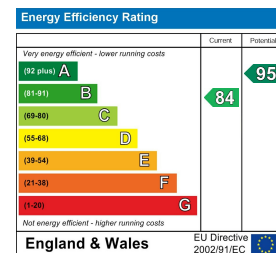
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.