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East Lynne Cottages, East Hill, Blackwater

Offers Over £195,000

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Ideal for First Time Buyers or Investors. This charming mid terraced two bedroom home offers a spacious open plan living/kitchen/ dining area with woodburning stove. There are two good sized double bedrooms featuring useful built in storage and a modern family bathroom. The property has low maintenance front and rear courtyards. There is unallocated on road parking available nearby and the property is located just a short walk from the village amenities.

Location

Located in the village of Blackwater and just a short distance from the village amenities which include a shop, public house and primary school. It is also conveniently located for access to the A30 with good transport links and easy access to the city of Truro.

Information

Tenure - Freehold

Broadband : Standard – Superfast 11mbps to 71mbps download speeds (Source OFCOM)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE & Vodafone

Council Tax – Band A

We understand the property has Mains Electric, mains water, mains drainage with solid fuel heating

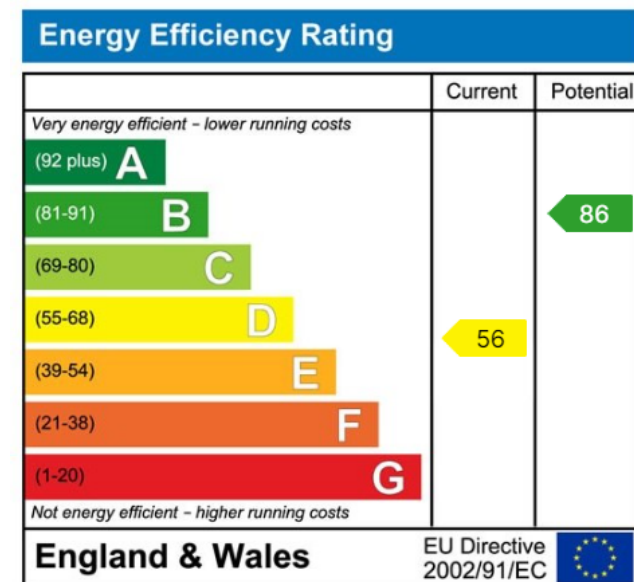
Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.





- Ideal for First Time Buyers or Investors
- Low Maintenance Outside Spaces
- Council Tax Band A
- Estimated Rental Income of £950-£1000 PCM
- Open Plan Living/Kitchen/Dining
- Two Good Sized Double Bedrooms with Storage
- EPC D



TRURO

Treleaven House E5, Threemilestone Industrial Estate, Threemilestone, Truro, TR4 9LD

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements