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**Jakes Lane,
Chacewater, Truro,**

**Guide Price £200,000
Freehold**





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Property Introduction

Being situated in a tucked away location within the village of Chacewater is this semi-detached family home 'Prynters Court House'. Believed to have originally been the site for a local printers and converted back in the 1970's, it now offers a good size family home with the benefit of uPVC double glazed windows and doors complemented by an oil fired central heating system.

In brief, the accommodation comprises of an entrance giving access to bathroom, a generous lounge/dining room with wood burner, kitchen, ground floor bedroom plus additional bedrooms being found on the first floor. A doorway from the first floor leads to the rear garden which is lawned and has a useful storage shed and additional wood store.

Immediately to the front of the property is an off-road parking space.

Location

Due to the location of the property, it is considered to be an ideal purchase for those who commute on a regular basis to Truro and the outlying towns, whilst also having the benefit of being within a reasonable distance to both the north and south coasts with their contrasting coastlines. Chacewater is popular village with an excellent community with a good range of services and shops which include a primary school, doctor's, bakers, public house and an old market offering a range of deli-style foods.

Truro lies approximately four miles distant with its Georgian architecture making this a popular destination for visitors. A mainline railway station operates to London Paddington and for those that are interested in water sports, the north coast is renowned for its excellent surfing beaches at St Agnes, Portreath and Perranporth, whilst to the south Falmouth has a strong sailing tradition.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE

Tiled floor. Airing cupboard with cylinder. Access to:-

BATHROOM

uPVC double glazed window. Panelled bath with shower over, wash hand basin and close coupled WC. Heated towel rail. Tiled floor.

LOUNGE/DINER 22' 1" x 11' 10" (6.73m x 3.60m) maximum measurements

A generous sized room with uPVC double glazed doors and uPVC double glazed window. Wood burner (which the vendor has advised us is optional, due to the fact it currently does not have a heat test certification). Staircase to first floor. Radiator.

KITCHEN 8' 7" x 8' 3" (2.61m x 2.51m) L-shaped, maximum measurements

uPVC double glazed window to front elevation. Single stainless steel sink unit with mixer tap. A range of base and wall mounted storage cupboards, a range of work surfaces. Tiled floor. Built-in cooker and hob. Radiator. 'Velux' window, plumbing for automatic washing machine, oil fired boiler and radiator.

BEDROOM ONE 16' 6" x 9' 4" (5.03m x 2.84m)

uPVC double glazed window and uPVC double glazed door. Radiator. Useful mezzanine storage.

FIRST FLOOR LANDING

Radiator. Doorway to exterior.

BEDROOM TWO 12' 0" x 10' 6" (3.65m x 3.20m)

uPVC double glazed window. Radiator plus built-in bed and wardrobe.

BEDROOM THREE 11' 5" x 8' 7" (3.48m x 2.61m) maximum measurements

A dual aspect room with uPVC double glazed windows, radiator and built-in wardrobe.

OUTSIDE FRONT

As previously mentioned immediately to the front of the property is an off-road parking space.

REAR GARDEN

The rear garden is enclosed and laid to lawn with a useful storage shed and log store and also houses the oil storage tank.

SERVICES

Mains drainage, mains water, mains electric.


AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

Proceeding into Chacewater from the Truro direction via Fore Street, just after the Kings Head Public House turn left, continuing up the hill taking the first turning on the right hand side, then first right into Jakes Lane where the property is situated on the right hand side and a MAP For Sale board has been erected for identification purposes. If using What3words:- shunts.bedrock.envoy

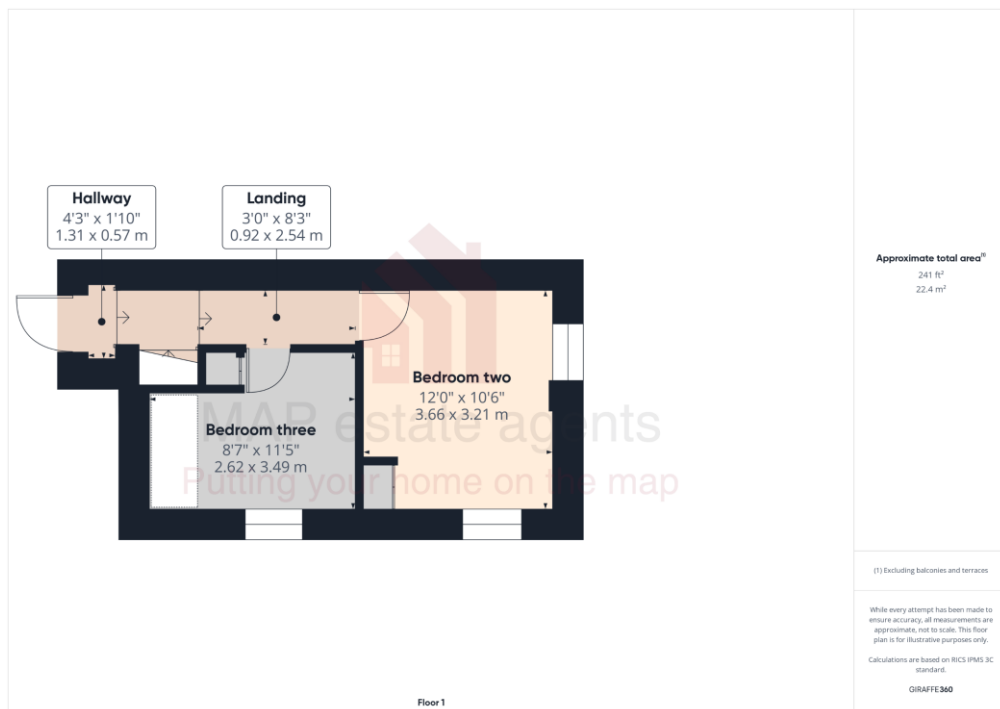
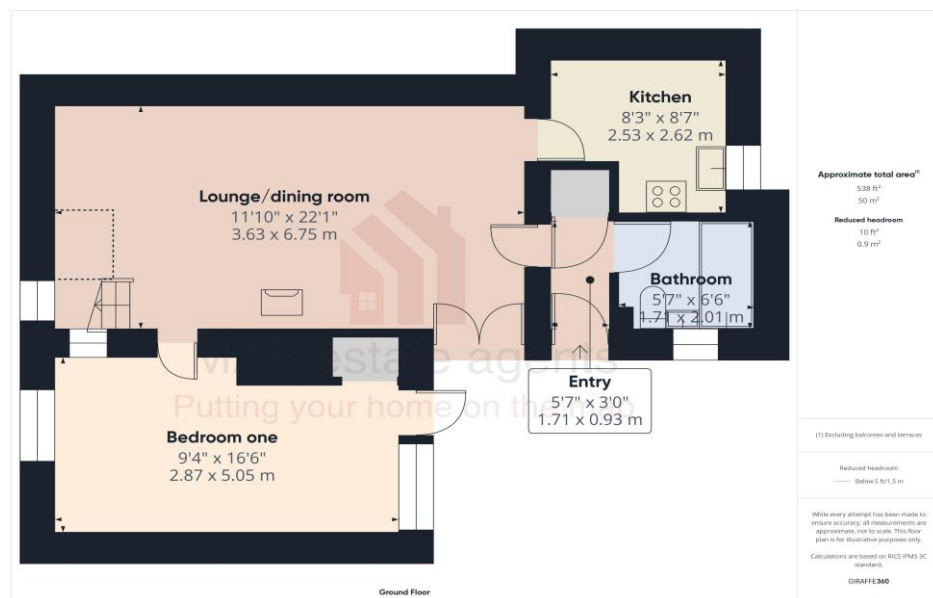


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
		30	73
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached family home
- Situated in a tucked away village position
- Three bedrooms
- Spacious lounge/dining room with wood burner
- Ground floor bathroom
- uPVC double glazing
- Oil fired heating system
- Enclosed rear garden, useful storage shed
- Off-road parking space to front
- Offered for sale with no onward chain



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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