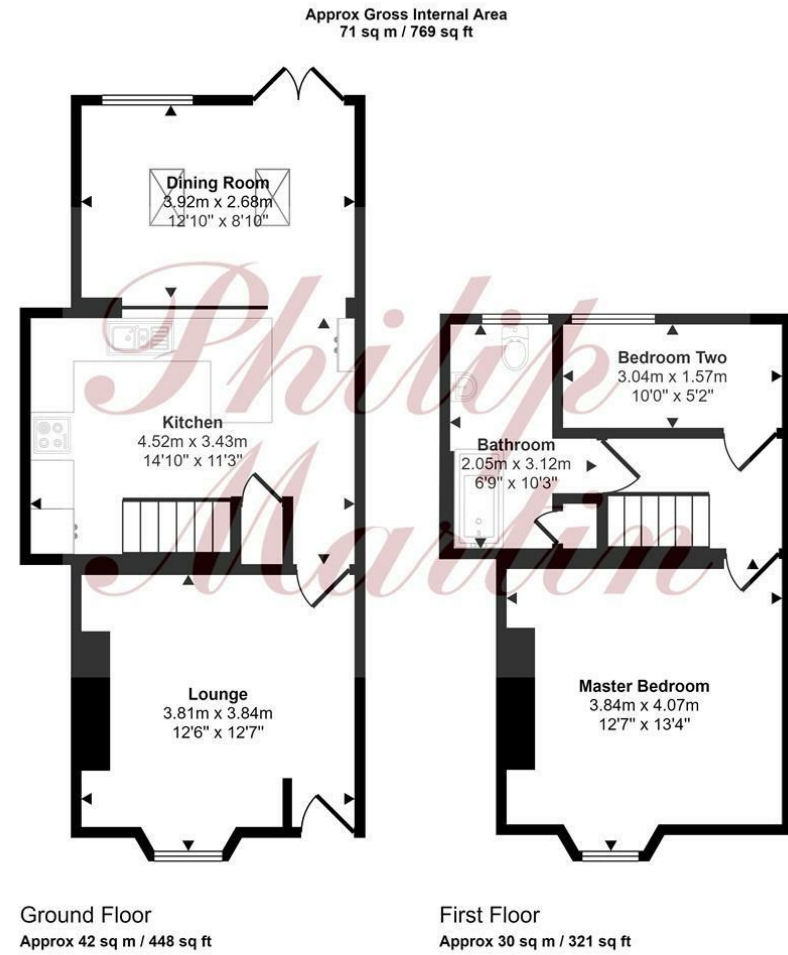


CORONATION TERRACE, BLACKWATER, TRURO



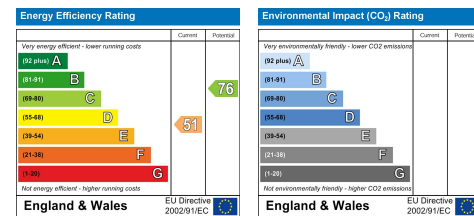
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- Two Bedroom Cottage
- Village Location
- Early Viewing Advised
- Rear Garden
- No Onward Chain
- Ideal First Time Buy or Investment Property

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



5 CORONATION TERRACE, BLACKWATER, TRURO, TR4 8SY  
CHARMING TWO BEDROOM COTTAGE

This mid terraced Cornish cottage has a lovely feel to it and is more spacious than first apparent from the outside. The property has been extended on the ground floor providing an extra reception room and is bright and airy throughout.

In all, it comprises; entrance, sitting room, kitchen and dining room on the ground floor. Two bedrooms and the family bathroom on the first floor. Rear garden and rear access via communal back alleyway.

Offered with no onward chain, internal viewing is essential.

EPC - TBC. Tenure - Freehold. Council Tax - B

GUIDE PRICE £184,500

CONTACT US

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## THE PROPERTY

5 Coronation Terrace is a charming two bedroom cottage located in the popular village of Blackwater. The property has an enclosed rear garden and would be an ideal first time buy or buy-to-let investment. Offered with no onward chain, early viewing is advised.

## ENTRANCE

The front door opens into the living room and there is a small divider between the two.

## LIVING ROOM

12'5" x 12'7" (3.81 x 3.84)  
The living room is located at the front of the property and has a multifuel burner.

## KITCHEN

14'9" x 11'3" (4.52 x 3.43)  
A range of base and eye level cupboards. Built in fridge freezer, dishwasher and extractor fan. Space and plumbing for freestanding washing machine and oven.

The freestanding washing machine and oven are included in the sale.

## DINING ROOM

12'10" x 8'9" (3.92 x 2.68)  
The dining room extension provides an extra reception room and open plan kitchen dining space. There are two sky lights providing a lot of natural light into the room. French doors open out to the garden.

## STAIRS AND LANDING

Carpeted stairs with wooden banister rise from the kitchen to the landing.

Under stairs storage cupboard housing the boiler and hot water tank.

## BEDROOM ONE

12'7" x 13'4" (3.84 x 4.07)  
Generous size master bedroom located at the front of the property. The loft hatch can be found in this room and there loft is a loft ladder.

## BEDROOM TWO

9'11" x 5'1" (3.04 x 1.57)  
Single bedroom located at the rear of the property. Exposed wooden beams on the ceiling.

## FAMILY BATHROOM

6'8" x 10'2" (2.05 x 3.12)  
A white bathroom suite comprising W.C, bath with shower over and hand wash basin. Window to the rear. Wall mounted electric towel railing and airing cupboard with shelving and small electric heater.

## OUTSIDE

From the dining room French doors open to the garden where there is a patio area and steps up to a storage shed and vegetable bed. A gate leads to the shared alleyway allowing rear access.

Please note:- The property does not have any parking, however, there is unrestricted parking available on-street close-by.

## SERVICES

Mains electricity, water and drainage.

The property has electric central heating and double glazing throughout.



## COUNCIL TAX

Cornwall Council Band B.

## TENURE

Freehold.

There is a communal alleyway that runs along the rear of the property providing rear access to the all the properties in the terrace.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

From Chiverton Cross roundabout, take the St Agnes exit leading to a second smaller roundabout. Now take the second exit signposted for Blackwater. Proceed through Blackwater past the Post Office and village stores and the property will be found on the right hand side opposite the car garage where a Philip Martin for sale board will be erected.

