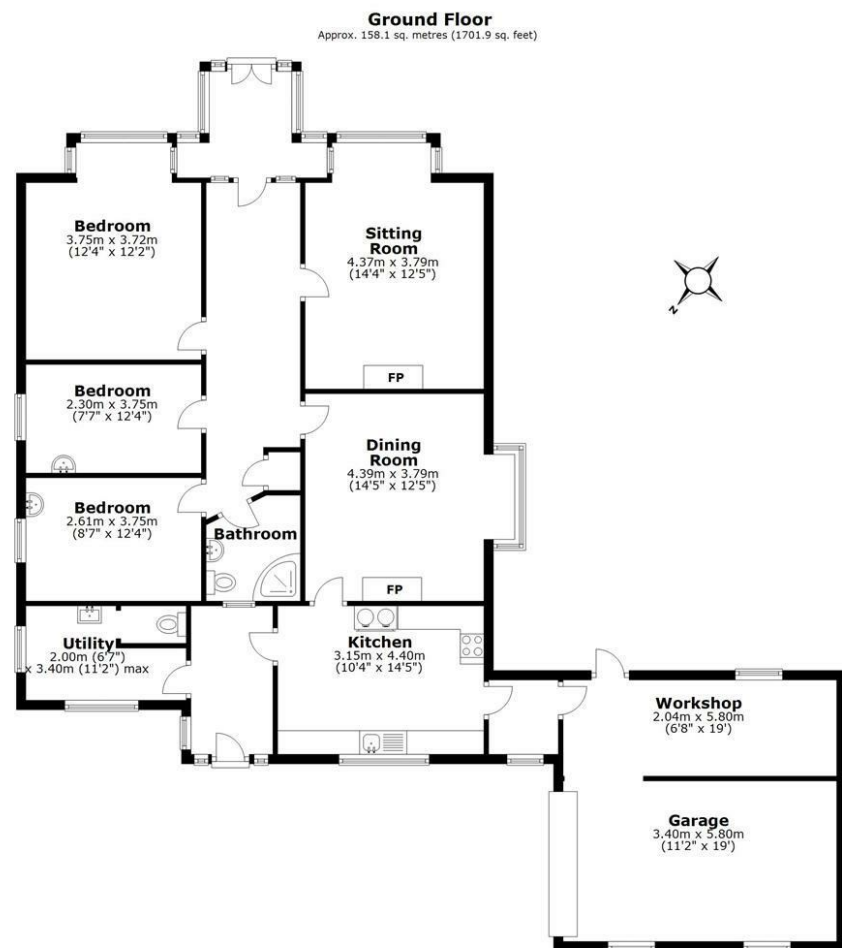


OLD CARNON HILL, CARNON DOWNS



Total area: approx. 158.1 sq. metres (1701.9 sq. feet)

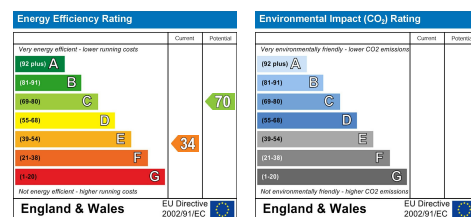
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.  
Plan produced using PlanUp.

Chy Lowen, Old Carnon Hill, Carnon Downs, Truro

KEY FEATURES

- DETACHED BUNGALOW
- THREE BEDROOMS
- KITCHEN
- TWO RECEPTION ROOMS
- BATHROOM
- LARGE PLOT
- DEVELOPMENT POTENTIAL
- CASH BUYERS ONLY
- POPULAR LOCATION
- NO CHAIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



CHY LOWEN, OLD CARNON HILL, CARNON DOWNS, TR3 6LE

DETACHED BUNGALOW OCCUPYING LARGE PLOT - CASH BUYERS ONLY. MUNDIC CLASSIFICATION B.

This detached bungalow is situated in a large plot within the popular residential village of Carnon Downs. The property has suffered from a severe water leak in the past and therefore internally the dwelling has deteriorated and is now in need of significant renovation. There is also potential to develop the site; subject to the necessary planning consent. In all, the current accommodation comprises; entrance porch, utility room, kitchen, dining room, sitting room, three bedrooms and a conservatory. There is also a garage with workshop as well as ample parking. Cash purchasers due to the internal condition of the dwelling. Sold with no chain, this is a rare opportunity; not to be missed.

EPC - F. Freehold. Council Tax - D.

GUIDE PRICE £375,000



## CONCRETE SCREENING TEST

The property has undergone a concrete screening test and samples have been concluded to containing classification B which is therefore not suitable for mortgage purposes.

## THE PROPERTY

Chy Lowen is a three bedroom detached bungalow situated in Carnon Downs, with fantastic access to both Truro and Falmouth. A true rarity to the market, Chy Lowen is one of a kind due to its location being in the centre of the ever popular Carnon Downs village, occupying a large plot with scope to redevelop the existing property, or alternatively obtain planning permission to rebuild one or even two new dwellings within the site; making this a very appealing proposition to a prospective purchaser. The dwelling is now in need of extensive renovation due to the unfortunate water damage however in all, the accommodation currently comprises; sun room, entrance hall, sitting room, three bedrooms, bathroom, dining room, kitchen, utility room, rear porch and a garage. A driveway provides exclusive access to the property with parking for numerous vehicles and gardens to the front a side of the bungalow. Sold with no chain, an early viewing is highly recommended.

## CARNON DOWNS

The village of Carnon Downs is well served by local amenities including post office, Spar general store, doctors surgery/pharmacy, dental practice, garden centre, village hall and regular bus connections to Truro and Falmouth. On the edge of the village there is a golf course and the village is also well placed for access to the creek and sailing facilities on the Fal Estuary. The city of Truro is approximately four miles to the east and here there is a fine shopping centre with many national multiples as well rail connections to London (Paddington) as well as various social and leisure facilities. The port of Falmouth lies approximately six miles to the south.

In greater detail the accommodation comprises (all measurements are approximate):

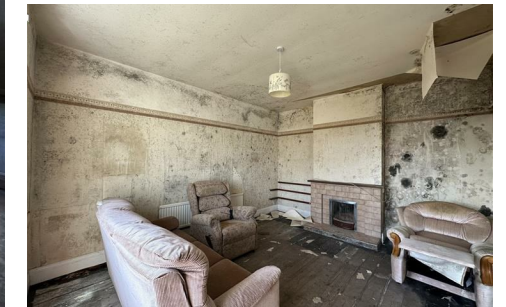
### ENTRANCE PORCH

### UTILITY ROOM

11'1" x 6'6" (3.40m x 2.0m)

### KITCHEN

14'5" x 10'4" (4.40m x 3.15m)



### DINING ROOM

14'4" x 12'5" (4.39m x 3.79m)

### SITTING ROOM

14'4" x 12'5" (4.37m x 3.79m)

### BEDROOM ONE

12'3" x 12'2" (3.75m x 3.72m)

### BEDROOM TWO

12'3" x 8'6" (3.75m x 2.61m)

### BEDROOM THREE

12'3" x 7'6" (3.75m x 2.30m)

### BATHROOM

### OUTSIDE

Accessed via it's own private driveway leading to the property there is ample parking, a garage with workshop and gardens, mainly to the front and side of the property and laid to lawn. The plot is significant and therefore has scope to be redeveloped, subject to the necessary planning consent.

### GARAGE

19'0" x 11'1" (5.80m x 3.40m)

### WORKSHOP

19'0" x 6'8" (5.80m x 2.04m)

### SERVICES

Mains water, electric and drainage. Private oil.

### N.B

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

### COUNCIL TAX

D.

### TENURE

Freehold.

### DIRECTIONS

Proceed down through the main thoroughfare of the village and at the bottom the road bends around to the right and then left into Old Carnon Hill. Follow the road down and Chy Lowen can be easily located on the right hand side where a Philip Martin For Sale board has been erected.

### 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.

### 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.

