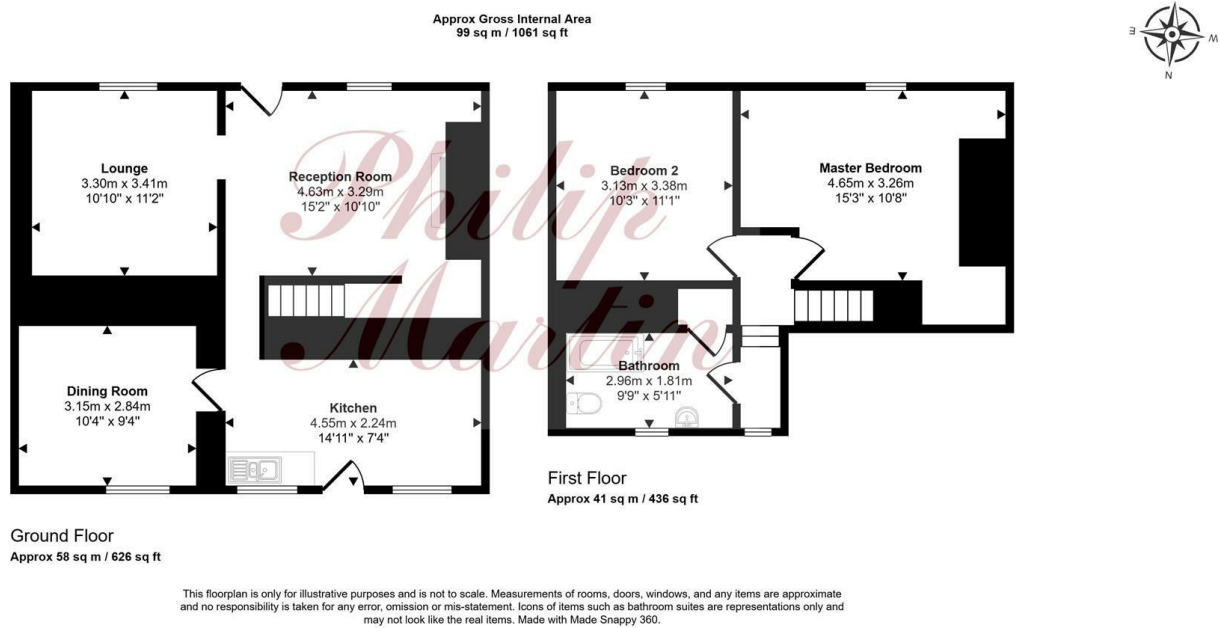


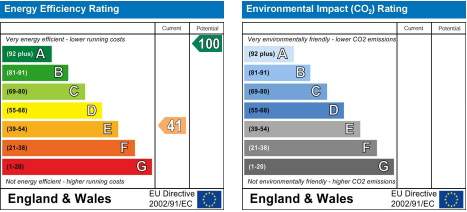
SALEM, CHACEWATER



KEY FEATURES

- DETACHED PROPERTY
- TWO BEDROOMS
- KITCHEN & DINING ROOM
- TWO RECEPTION ROOMS
- DEVELOPMENT POTENTIAL
- OVER 0.5 ACRE
- RENOVATION/ PROJECT
- OFF ROAD PARKING
- SEMI RURAL 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



ROSE VILLA, SALEM, CHACEWATER, TRURO, TR4 8NA  
DETACHED PROPERTY OCCUPYING LARGE PLOT SOLD WITH NO CHAIN

This two bedroom detached property is located on the outskirts of the popular village of Chacewater. Occupying a generous plot, extending to just over half an acre, this package offers a prospective purchaser huge potential to renovate, extend or redevelop the current dwelling subject to the necessary planning consent. The accommodation includes; kitchen, dining room, two reception rooms, two double bedrooms and a bathroom. There is off road parking and a substantial garden. Sold with no chain, viewing is highly recommended.

EPC - E. Freehold. Council Tax- D.

GUIDE PRICE £250,000

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## THE PROPERTY

Rose Villa is a two bedroom detached house situated in a semi rural location on the outskirts of Chacewater. The property is sat within a half an acre plot, benefitting from off road parking and vehicular access leading to the extended plot and rear garden. In need of renovation, and offering huge potential to be extended or redeveloped subject to the necessary planning consent. In all, the accommodation comprises; kitchen, dining room, sitting room and a further reception room to the ground floor with two double bedrooms and a bathroom to the first floor.

## COVENANTS

The sellers have imposed the following restrictive covenants.

1. Not to use the house being part of the property other than as a single dwelling and any ancillary annex.
2. Not to cause a nuisance or annoyance to the transferor or the owners or occupiers from time to time of the retained land.
3. Not to use the Property for any trade or business save this shall not prevent the Property being used for letting purposes or use of a home office on the property.
4. Not to object to the use or proposed use of the Retained Land by the Transferor, or any successor in title or any tenant from him/her, for the following purposes agricultural, equine, horticultural or forestry.
5. The seller will reserve the mineral rights under the property [surface mineral working excluded]

## CHACEWATER

Chacewater is a sought after village which is located within five miles of Truro. It benefits from a village shop, public house, bakers, doctors' surgery and primary school. Chacewater has a great sense of community with many village organisations and activities which are held throughout the year. The location offers easy access to the A30 via Scorrier and further amenities can be found in Truro.

## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

## GROUND FLOOR

### KITCHEN

14'11" x 7'4" (4.55m x 2.24m )

### DINING ROOM

10'7" x 8'7" (3.25m x 2.64m )

### RECEPTION ROOM

15'2" x 10'9" (4.63m x 3.29m)

### SITTING ROOM

11'2" x 10'9" (3.41m x 3.30m)

## FIRST FLOOR



## BEDROOM

15'3" x 10'8" (4.65m x 3.26m)

## BEDROOM

11'1" x 10'3" (3.38m x 3.13m)

## BATHROOM

9'8" x 5'11" (2.96m x 1.81m)

## OUTSIDE

There is off road parking to the front of the property, with gated access leading to the rear garden which is laid to lawn with mature boundaries.

## SERVICES

Mains water, electric, private drainage and oil fired central heating.

## N.B

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

## COUNCIL TAX

D.

## TENURE

Freehold.

## DIRECTIONS

Proceeding out of Chacewater towards Scorrier and Redruth, the property can be found on the left hand side where a Philip Martin For Sale board has been erected.

