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Sales & Lettings



3 East Bridge

Chacewater, Truro, TR4 8PX

Guide price £245,000



Offered for sale with no onward chain and set back from the road in a popular village location, this terraced cottage benefits from character accommodation. There are two bedrooms, a lounge, fitted kitchen and a first floor bathroom. The property is double glazed and this is complemented by an air source heating system. Externally there are larger than average gardens and parking for one vehicle.



Located in the popular village of Chacewater and being offered with no onward chain, we are pleased to bring to the market this delightful character terraced property offering two bedrooms, a lounge, kitchen and a low maintenance rear garden. In addition to this, across the road there is a large garden with a gravelled parking area. This is all complemented by an air source heating system and double glazed throughout. The property itself benefits from many character features and an early inspection is highly recommended.

Half glazed upvc door to:

KITCHEN

12'4" x 10'1" (3.77m x 3.08m)

With a range of base units and eye level storage, roll edge work surfaces with tiled splash backs and a deep sill into the window. Built-in single oven with a hob and recess behind. Stainless steel sink and drainer, space for white goods and a fuse box. Beamed ceiling, radiator, turning stairs to the first floor and a built-in understairs cupboard.

LOUNGE

11'4" x 9'7" (3.47m x 2.94m)

With a deep sill and a upvc glazed door to the rear garden. Radiator.

FIRST FLOOR

LANDING

Doors leading to:

BEDROOM 1

9'7" x 11'4" (2.94m x 3.46m)

Window overlooking the rear garden and a radiator.

BEDROOM 2

5'2" x 9'9" (1.59m x 2.98m)

Built-in cupboard housing the air source heating system. Window to the front and a radiator.

BATHROOM

6'3" x 7'6" (1.93m x 2.29m)

Panelled bath with a tiled splash back, low level wc and a pedestal wash hand basin. Obscure glazed windows to the front, deep sill and a radiator.

OUTSIDE

To the rear there is a low maintenance gravelled and paved area with fencing to one side and the air source boiler. This gives access to the lane and the main Chacewater road. To the front of the property, across the road is the garden which is fronted by a gravelled area providing parking for one vehicle. There is a larger than average size garden which is laid mainly to lawn housing mature bushes and trees. A fence borders the property and hedging provides privacy. There is an outbuilding/storage area.

DIRECTIONS

From our office in Redruth take the main road towards Truro passing Scorrier filling station on the left hand side. At the roundabout take the second exit and follow this road all the way through to the village of Chacewater. After passing the Kings Head in the square take the next turning right where the property will be found on the right hand side.

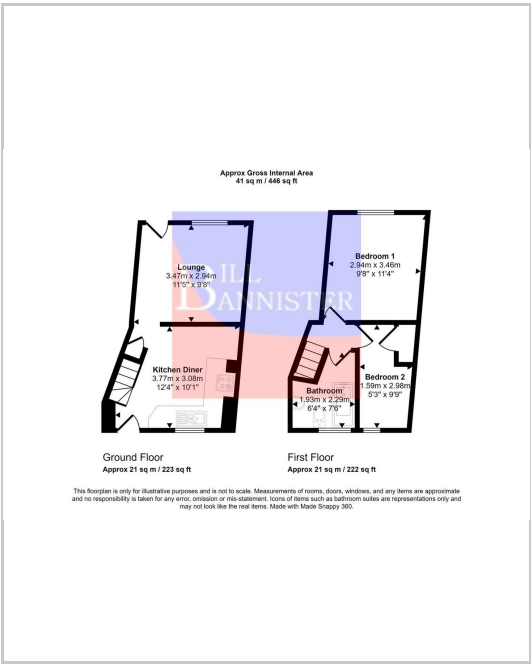
AGENTS NOTE

We understand from the vendor that there is a further outbuilding which has a concealed entrance at this stage and is located further up the lane on the right hand side.

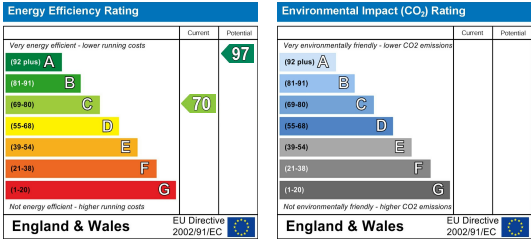
Area Map



Floor Plans



Energy Efficiency Graph



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