

goundrys
SALES

Jakes Lane, Chacewater

Truro

Guide Price

£140,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Conveniently situated near the heart of Chacewater, this property is just a short walk away from the village amenities. While the property can be arranged as a comfortable one bedroom with an additional room, perhaps perfect as a study - it has been utilised most recently as a two bedroom dwelling, with a compact yet functional layout.

The accommodation comprises an open-plan kitchen and living area; The kitchen is fitted with an integrated oven / hob and an under-counter fridge (we believe the latter is now not working, the oven and hob is untested). There is additional room for under-counter appliances. The bathroom features a shower over the bath, a hand wash basin, and a WC.

To complete the property are two rooms at either side of the kitchen / living room.

While requiring some updating, this property presents itself as a perfect blank canvas a purchaser to imprint your own cosmetic impressions.

Found on Jakes Lane, this property is best accessed via the pedestrian pathway. Parking opportunities can be found a short walk away.

INFORMATION

Material Information

Tenure : Freehold
Council Tax Band A – (Source Link : https://www.tax.service.gov.uk/check-council-tax-band/property/6875303000)
Construction Type : Please refer to the EPC.
Age of Construction : Unknown – Date of original construction (Assumed and/or Approximate. Again, your surveyor MUST confirm this)
Heating : Electric heater (One in living room and bathroom). We understand there is Under floor electric heating in the bedrooms.
Water Supply : Mains
Sewage: Mains
Electricity: Mains

Please note, This property does not have parking.

EPC: E42

Broadband : 14mbps to 80mbps download speeds (Source OFCOM LINK : https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48uf&uprn=10014470468)









Mobile Availability : Prediction, not a guarantee – Indoor None / Limited , Outdoor Limited / Likely – (OFCOM Link : https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=tr48uf&uprn=10014470468)

For further material information, please see the relevant section(s) provided by this website.

As agents, we advise all buyers to confirm and check any covenants and restrictions that may / may not apply, immediately upon agreeing a purchase.

Consumer Protection from Unfair Trading Regulations 2008.

Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY all material information – some of which, is subject to change. All measurements are approximate and therefore for guidance only. Items shown or mentioned in the particulars are not necessarily included. Verification should be sought.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars.

Study / Bedroom - 2.18m x 2.53m (7'1" x 8'3")

Bedroom - 3.72m x 2.85m (12'2" x 9'4")

Bathroom - 1.52m x 2.39m (4'11" x 7'10")

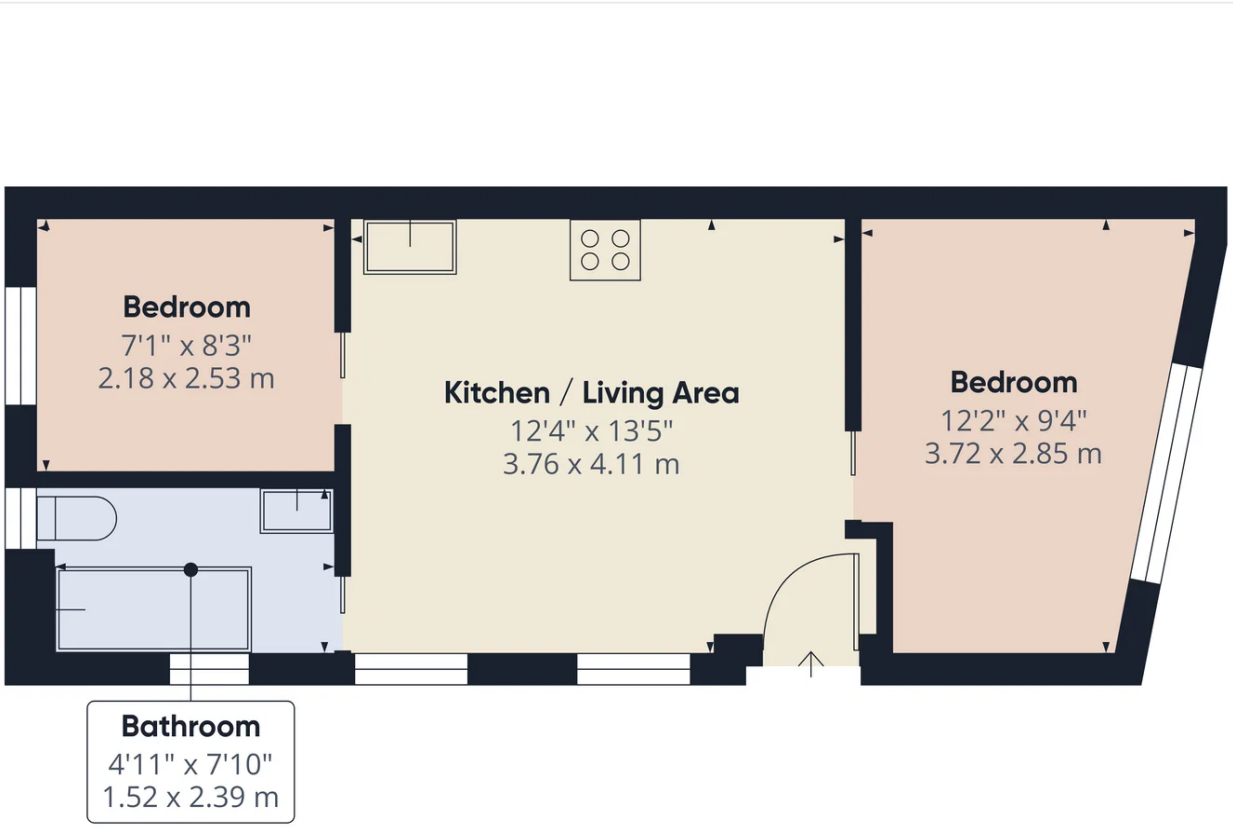
Kitchen / Living Room - 3.76m x 4.11m (12'4" x 13'5")

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



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Approximate total area(1)

365.86 ft²

33.99 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Truro Sales

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