



Fore Street, Chacewater

£210,000
Freehold



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Property Introduction

Located within the village of Chacewater is this delightful semi-detached character cottage which as recently had the benefit of being redecorated throughout.

Being offered for sale chain-free, the property offers a bright and airy feel with the accommodation benefitting from an air source heat pump complemented by double glazed windows and comprises of a lounge/diner and a kitchen, whilst to the first floor are two bedrooms and a large bathroom suite.

Externally, to the rear is an enclosed courtyard divided into two sections - one with a covered storage area and the additional being ideal for a sitting area with access over the neighbouring property which is an official right-of-way.

Location

Chacewater is ideally located for commuting to Truro which is only five miles distant, while both north and south coasts are both within a ten mile radius.

Truro itself offers an array of local independent shopping outlets as well as well known international chains, with its Georgian architecture, it is a popular destination for both locals and visitors to enjoy the many amenities. Both coastlines offer contrasting features - the north being rugged and ideal for enjoying long clifftop walks and is also very popular with the surfing community. The south coast, being sheltered, has an array of sandy beaches and ideal for those who enjoy water sports, such as kayaking, paddleboarding and sailing.

Chacewater itself has a good range of local amenities which include a convenient store, bakers, fish and chip shop, Public House, doctors' surgery and primary school making it an ideal village to get involved within the local community.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

LOUNGE/DINER 22' 0" x 12' 0" (6.70m x 3.65m) maximum measurements

Featuring a dual-aspect with a uPVC double glazed window to the front and a uPVC double glazed window to the rear. Staircase to first floor and two radiators. Archway through to:-

KITCHEN 11' 10" x 7' 5" (3.60m x 2.26m)

uPVC double glazed window to the rear. Range of storage units and working surfaces incorporating an inset single drainer sink unit. Plumbing for automatic washing machine, plumbing for dishwasher and part tiled walls. Door to the rear garden.

Returning to lounge/diner, stairs to:-

FIRST FLOOR LANDING

Access to loft. Doors off to:-

BEDROOM ONE 12' 1" x 10' 7" (3.68m x 3.22m) maximum measurements

Two uPVC double glazed windows to the front. Radiator.

BEDROOM TWO 12' 2" x 7' 6" (3.71m x 2.28m)

Featuring dual-aspect with a uPVC double glazed window to the front and uPVC double glazed window to the rear.

BATHROOM

uPVC double glazed window to the rear. Close coupled WC, wash hand basin with storage cupboard under, bath with shower over and shower screen, storage cupboard housing immersion heater and radiator.

OUTSIDE

Immediately to the rear of the property is an enclosed courtyard divided into two sections - one being covered, ideal for bicycles, while the additional space makes an ideal sitting area with a gateway giving a right-of-way across the neighbouring property.

SERVICES

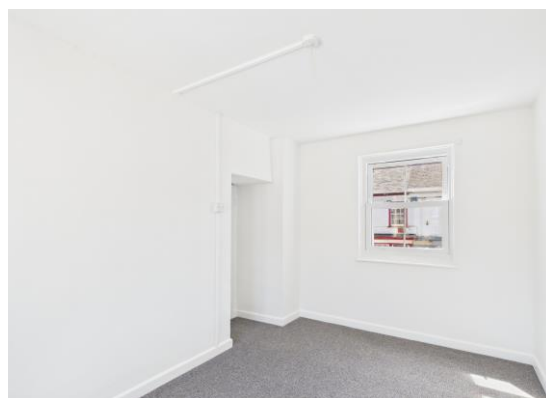
Mains drainage, mains water, mains electricity and air source heat pump.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

On entering Chacewater, just after the zebra crossing, the property will be identified on the right-hand side. If using What3words: drain.brisk.tides

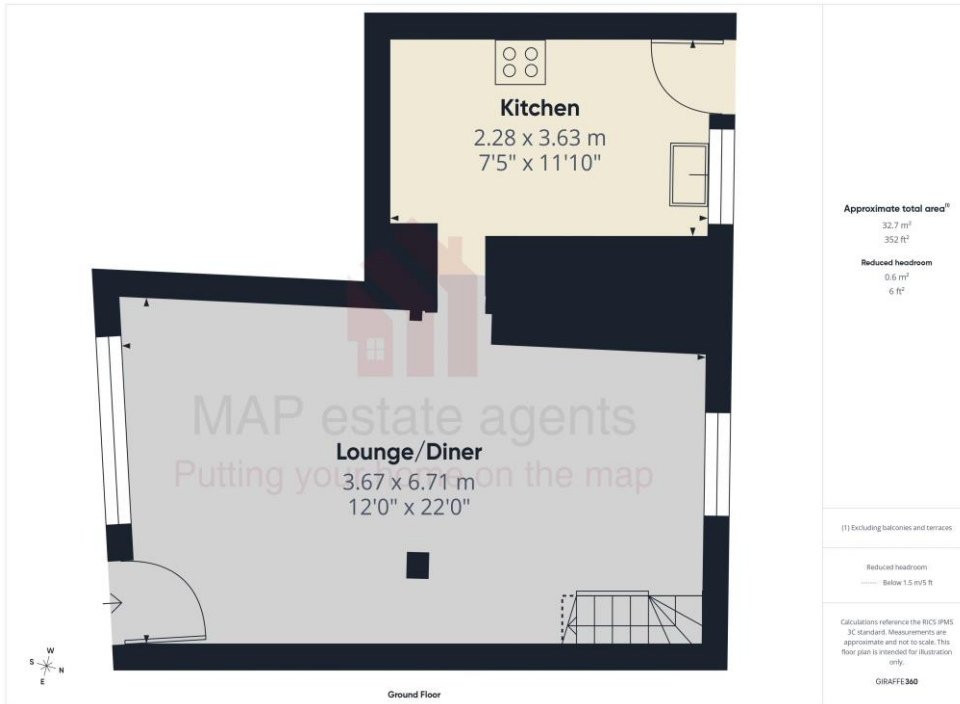


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



MAP's top reasons to view this home

- Very well presented semi-detached character cottage
- Recently refurbished
- Two bedrooms
- Generous lounge/diner
- Fitted kitchen with a variety of storage units
- Large first floor bathroom
- Air source heating system, double glazing
- Enclosed courtyard garden
- Offered for sale with vacant possession
- Ideal location for accessing Truro and both north and south coasts



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