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SALES

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# Station Road, Chacewater

£425,000

3 2 1



## Description

Found in the desirable village of Chacewater is this Superb Detached 3 Bedroom bungalow presented to a high standard throughout. The accommodation on offer is as follows: The entrance door opens into a welcoming hallway leading to the living room, being light and airy with a log burner, ideal for those cosy nights in, having views over the front garden. The living room leads around into the kitchen/ dining room being spacious with a modern fitted kitchen having integrated appliances with a large breakfast bar. There is also space for a family dining table and chairs. An inner hallway leads to the 3 good size bedrooms and the shower room. There is also a handy boot room with utility area plus a separate W.C. within this room there is a door opening to the rear garden. From the front of the property you will find the parking bay which leads to the front lawn area. A large carport leads to the front entrance door plus a door opening into the boot room. The side garden has an attractive patio area ideal for alfresco dining with a BBQ area. The rear garden is terraced with steps leading up to a large patio area having stunning views over the village and beyond. There are storage sheds within the garden and a rear gate giving access. This lovely property is warmed by Oil fired central heating with double glazing throughout.

## Location

Chacewater is a thriving village located midway between Truro and Redruth and superbly located for those seeking access to the A30 or the facilities of the Royal Cornwall Hospital at Treliske and Truro College. Within the village itself is a public house, primary school, doctors health centre/surgery, local mini market shop and fish and chip shop. Truro city itself includes a mainline rail link through to London Paddington and is some 6 miles distant and offers an extensive range of recreational, retail and educational facilities.

## Material Facts Breakdown

Tenure: Freehold

Council Tax Band: D (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional.

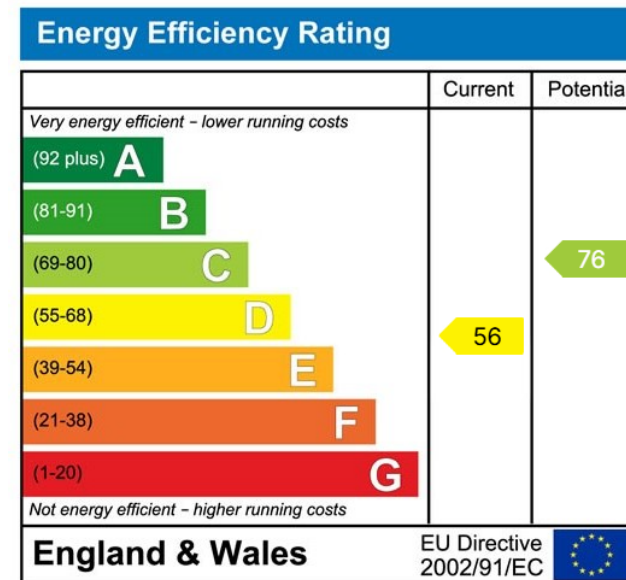
Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer





- Stunning Elevated Views
- Superbly Presented Detached Bungalow
- Generous Size Living Room with Log burner
- 3 Good Sized Bedrooms
- Modern Fitted Kitchen
- Integrated Appliances
- Boot Room/Utility Room/WC
- Carport plus Drive
- Attractive Garden and Patio areas
- Warmed by Oil Fired Central Heating



TRURO

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements