



Greenbottom, Chacewater, Truro

Truro

Guide Price
£449,950

Bedrooms: 5

Bathrooms: 2

Receptions: 1

Location:

Ashwood is situated on the outskirts of the village of Threemilestone approximately 3 miles from the City of Truro. The village boasts a range of day to day amenities including, convenience stores, post office, public house, pharmacy, bakery, dental surgery and a highly regarded primary school. The property is within walking distance of Richard Lander School, Cornwall College and Treliske Hospital and there is a bus stop located within 100 meters of the entrance driveway.

The city of Truro has a wide variety of national and independent retail businesses, restaurants and bars, a railway station on the main Penzance to Paddington line and is home to the recently refurbished Hall for Cornwall that regularly plays host to touring productions from the West End and beyond!

Description/Overview: (Please see attached Floorplan and Virtual Tour for further detail)

This delightful bungalow offers spacious accommodation suitable for a large family or multi generational living, with private, established gardens, parking for 2-3 cars and a detached double garage.

The accommodation comprises in brief;- entrance hallway, office/study, 5 bedrooms (master bedroom en-suite) with the majority of the rooms having built in wardrobes, family bathroom, a delightful dual aspect living/dining room with a wood burner and doors opening onto the gardens and a fitted kitchen with natural stone worktops a butler sink and an electric AGA. The double garage has an up and over door, fitted base and wall storage cupboards and space and plumbing for a washing machine and tumble dryer.

Internally the property is presented in good decorative order but would now benefit from some external refreshment of the paintwork and joinery as the property has, until recently, been tenanted. Prospective purchasers may also wish to install some form of fixed heating system, such as Solar Panels or an Air Source Heat Pump.





Agents Information:

Tenure - Freehold

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

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. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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.





Truro Sales

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