



Station Road, Chacewater, Truro, Cornwall

Truro

Guide Price
£235,000

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Located within a terrace of traditional cottages in the ever-popular village of Chacewater, this charming two-bedroom home is full of character. Approached via a shared access pathway, the property enjoys leafy surroundings and greenery. Character features have been retained, including exposed ceiling beams, a stable door and alcove shelving, adding to the cottage's warm and inviting feel.

The accommodation is arranged over two floors and begins with a versatile living/dining room, offering ample space for both everyday living and entertaining. To the rear, the kitchen provides ample worktop space and storage, with stairs rising to an additional versatile room, suitable for use as a home office, utility room or occasional guest bedroom.

On the first floor are two bedrooms, both benefiting from built-in storage, together with a generously sized family bathroom.

Outside, the property enjoys a generous front garden with mature planting, creating an attractive outdoor space with plenty of scope for further landscaping, along with the added benefit of a useful garden shed. Beyond the end of the front garden is a public footpath which offers a pleasant riverside walk into the village. To the rear is a small courtyard area providing external storage space.

Location

Chacewater is a popular and thriving village conveniently situated between Truro and Redruth, making it particularly well placed for access to the A30, the Royal Cornwall Hospital at Treliske and Truro College. Within the village are a variety of everyday amenities including a public house, primary school, doctors' surgery, bakery, convenience store and fish and chip shop.

The cathedral city of Truro lies approximately six miles away and offers an extensive range of shopping, leisure and educational facilities, together with a mainline railway station providing direct links to London Paddington.

Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.





All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.

Important Information For Buyers:

Tenure: Freehold

Viewers should be aware that head height restrictions do apply in areas, most notably doorways upstairs.

Council Tax Band: B (Source: Council Tax Band Checker as of 15/05/2026)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.

Heating: We understand the property has oil central heating (Source: Vendor's PIQ).

Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).

Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).

Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: E – Certificate valid until 01/03/2029

Broadband: Predicted download speeds of 8–37 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Variable outdoor

O2 – Good outdoor and variable indoor

Three – Good outdoor

Vodafone – Good outdoor and variable indoor

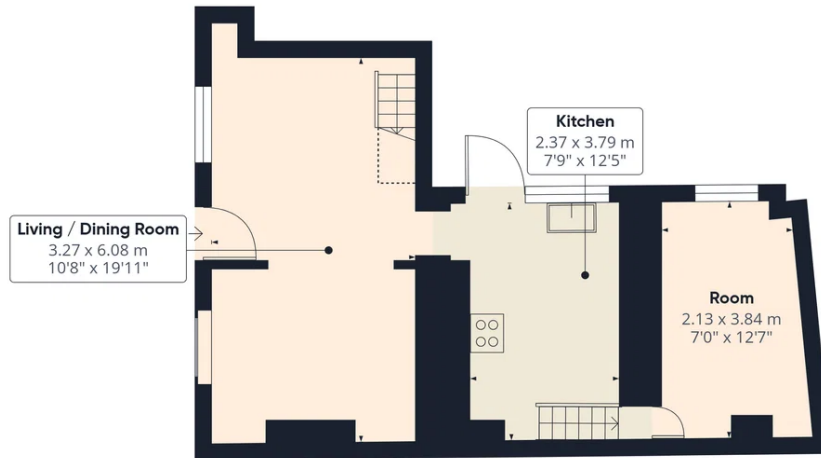
For further material information, please refer to the relevant section(s) provided by this website.

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

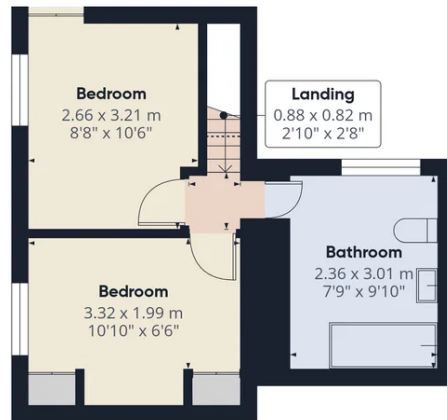
In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.



Ground Floor



Floor 1



Approximate total area^m

63.7 m²
685 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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