



Chy Bean, The Terrace, Chacewater, Truro, TR4 8LT
Offers in the region of £210,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Two bedroom semi detached home.
- Cosy open plan sitting room/dining room.
- Kitchen and family shower room.
- Countryside views, village location
- Large single garage, plus off road parking
- Potential to add value
- Enclosed south facing front garden, rear courtyard
- Video tour available



Computer generated image



View from first floor

A semi detached 2 bedroom house situated in a quiet yet convenient village location on the outskirts of Truro with the benefit of off road parking, a garage and a lovely south facing lawned garden.



The Property

Located on The Terrace in Chacewater is this lovely, 2 bedroom semi detached home with the benefit of a fantastic south facing garden, countryside views, off road parking (with opportunity to create more), a surprisingly large garage and a rear courtyard.

The accommodation comprises of a good size entrance lobby, allowing plenty of space for coats and shoe storage. From here you enter the cosy open plan sitting room/dining room. This is a quaint but lovely space with a large picture window overlooking the front garden, feature fireplace with electric fire, space for a dining table and a doorway leading to the rear courtyard.

From the sitting/dining room a small hallway provides access to a large pantry/storage cupboard, the kitchen and has stairs leading to the first floor. The kitchen is a naturally light room thanks to the window which overlooks the front garden and is well appointed with a range of base and eye level units with granite effect work surfaces. There is plenty of space for a fridge/freezer and under counter space for a dishwasher.

Upstairs, two good size bedrooms can be found. The principle is the largest and has plenty of space for a large bed, bed side tables and wardrobes whilst bedroom 2 (which is currently used as an office) is a small double but shares the same wonderful views as the principal. The family shower room is a well appointed 3 piece suite with a pedestal wash hand basin, WC and walk in enclosed shower.

To the front of the property, a tarmac driveway for one car which also provides access to the garage and has steps leading to the garden. There is potential (subject to any necessary planning consents) to increase your driveway space due to the grass verge within title to the front of the property. The front garden faces south and is a complete sun trap, bordered by fencing, high hedging/plants and shrubs. To the rear of the property, which can be accessed via the garage or sitting room/dining room door, is a useful courtyard which spreads across the whole rear of the property. Perfect for bike/surfboard storage, a place for a shed or a great space to create a small and more private seating area.

In short, a lovely, low maintenance home, with the potential to add value and situated in a lovely village location!





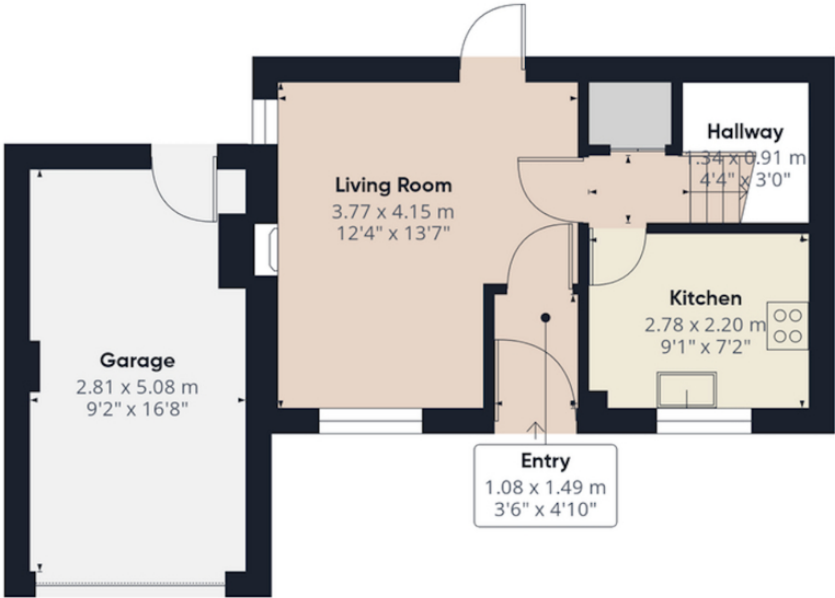
The Location

The Terrace is situated on the north west side of the village a short walk away from all of the amenities on offer. The village of Chacewater has a primary school, bakery, fish & chip shop, café, general store, Kings Head Inn, bowling club, village hall, church and garden centre. You are 4.5 miles from central Truro and on this side of the city therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital and Truro Golf Club. Heading out of town you'll be on to the A30 in around 5 minutes and driving in to town will take around 10/15 minutes. There are excellent transport links here with bus stops in the centre of the village heading in either direction on a regular basis. Whilst being convenient for the city you are also close to green spaces with the stream-side path at the rear providing immediate access to un-touched surrounding countryside nearby.

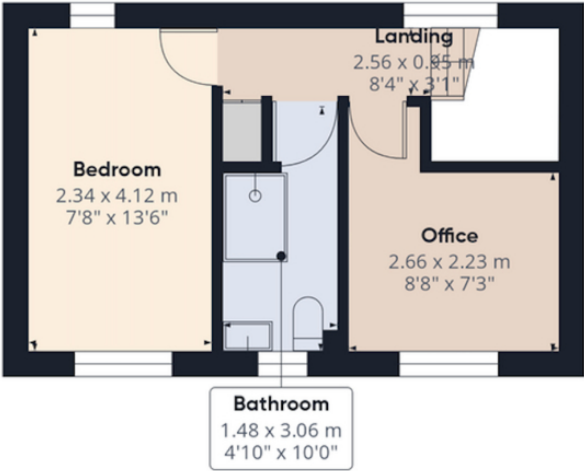
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan



Ground Floor



Property Information

Tenure: Freehold

Council Authority: Cornwall Council

Council Tax Band: C

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal Externally: 02 Best network - good outdoor.

Broadband: Superfast available. Max download 72Mbps. Max upload 18Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

