



**goundrys**  
SALES

**Chacewater, Truro, Cornwall**

Truro

**£250,000**

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

#### Description

Found within the heart of the popular village of Chacewater is this two bedroom semi-detached house occupying an elevated position. The accommodation on offer comprises of: Entrance porch opening into the living room having a feature fireplace with views over the front garden. The kitchen is fitted with a range of wall and base units incorporating a stainless steel sink and drainer unit with mixer tap over, built in oven with electric hob and extractor fan over. There is space for the washing machine and fridge/freezer. Stairs rise to the first floor accommodation where you will find the two bedrooms and the shower room. Externally there is driveway parking leading to the garage. The front garden is laid to lawn having attractive flower beds. To the rear of the property is the enclosed courtyard.

#### 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.

**Tenure:** Freehold

**Council Tax Band:** C (Source: Council Tax Band Checker as of 24/03/2026)

**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 Electric night store 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 31st July 2029

**Approximate What3Words Location:** ///gratuity.looks.unheated

**Stamp Duty:** As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.





Broadband: Predicted download speeds of 22–1800 Mbps (Source: Ofcom Broadband Checker)

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

EE – Good outdoor and indoor

O2 – Good outdoor and indoor

Three – Good outdoor and indoor

Vodafone – Good outdoor and indoor

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

Disclaimer

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

Legal Notices

Anti-Money Laundering Compliance – Purchasers

In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

Proof of Finance – Purchasers

To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.





## Truro Sales

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