

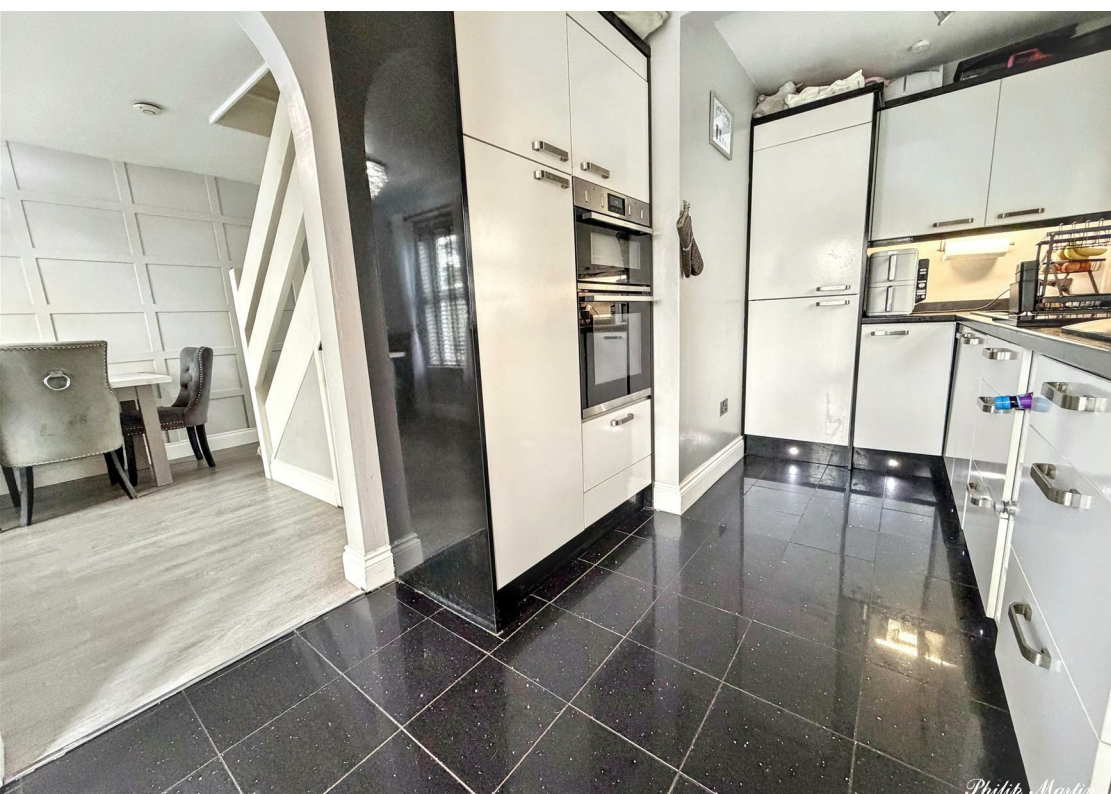


4 CHANCERY CLOSE
ST. ERME, TRURO,
CORNWALL TR4 9RE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



4 CHANCERY CLOSE

ST. ERME

TRURO

TR4 9RE

END TERRACE VILLAGE HOUSE

Located close to the primary school, playing field and parish church.

Well presented throughout with double glazing and oil fired central heating.

Lounge, dining room, kitchen, cloakroom, 3 bedrooms, bathroom, w.c..

GUIDE PRICE £255,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

4 Chancery Close is a three-bedroom end of terrace house which is situated in a cul de sac setting close to the Primary School, Church and Playing Field.

The property is approached via a front garden with pathway to the entrance porch, which provides useful storage space and access to a ground floor W.C.

The sitting room opens through to a defined dining area, creating an open layout. The kitchen is fitted with an LPG hob, double oven and integrated fridge/freezer, with ample cupboard and worktop space. Patio doors open directly onto the rear garden.

On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room. The second bedroom is a good-sized double and the third single, suitable as a child's room or home office. The family bathroom is fitted with a bath and overhead shower, with a separate W.C. located adjacent.

Externally, the rear garden is enclosed and designed for low maintenance, with a patio and artificial lawn. Side gated access provides additional convenience. Residents' parking is available to the front of the property.

ST ERME & TRISPEN

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

LOUNGE

3.68 x 3.37 (12'0" x 11'0")

A large bright room with two windows to the front aspect.

DINING ROOM

2.98 x 3.09 (9'9" x 10'1")

Well proportioned dining area with a window to the rear garden allowing light to flood the room.



KITCHEN

2.30 x 4.83 (7'6" x 15'10")

Comprising an array of base and eye level units with worktops. Built in fridge/freezer and 'tower' style oven and grill. Integrated four ring gas hob with extractor fan above. Inset sink and drainer board with mixer tap. Window over sink to the side aspect. Space and plumbing for washing machine and tumble dryer. French doors lead to rear garden.

FIRST FLOOR

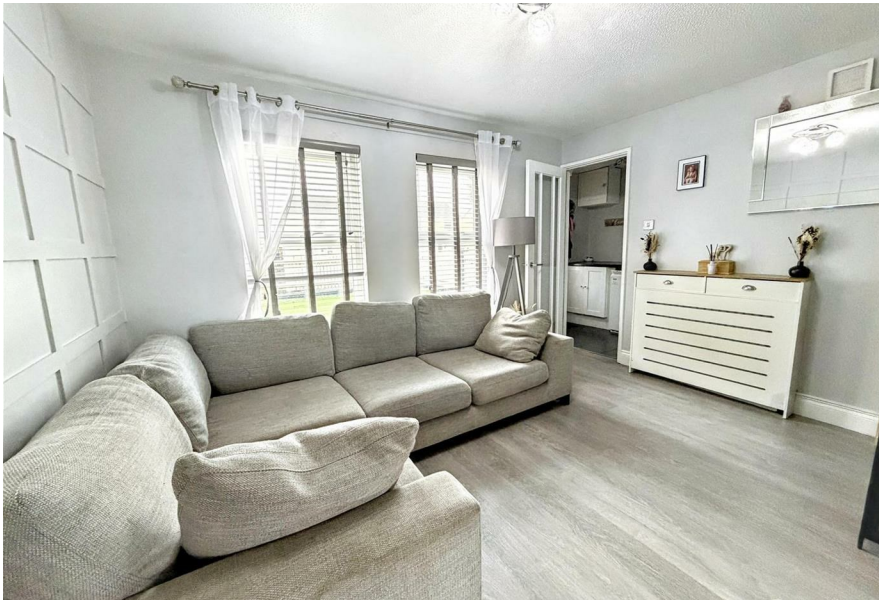
MASTER BEDROOM

2.85 x 2.88 (9'4" x 9'5")

A large double bedroom with large built in wardrobes. Two windows to the front aspect. Door leading to;

SHOWER ROOM

1.91 x 1.33 (6'3" x 4'4")



BEDROOM 2

3.43 x 2.22 (11'3" x 7'3")

Large double bedroom with window to the rear aspect.

BEDROOM 3

2.02 x 2.52 (6'7" x 8'3")

Single bedroom with window to the front. This room offers potential to create a home office.

BATHROOM

1.91 x 1.33 (6'3" x 4'4")

Shower on riser rail above bath. Vanity hand wash basin with built in storage cupboard below maximising storage space. Wall mounted LED mirror. White W.C. Frosted window to the rear.

W.C.

OUTSIDE

The property benefits from a large low-maintenance garden which has been laid to a mix of patio and astroturf. A gate gives access to the lane beside the property.

SERVICES

Oil fired central heating. Mains water, electricity and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost

care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

TENURE

Freehold.

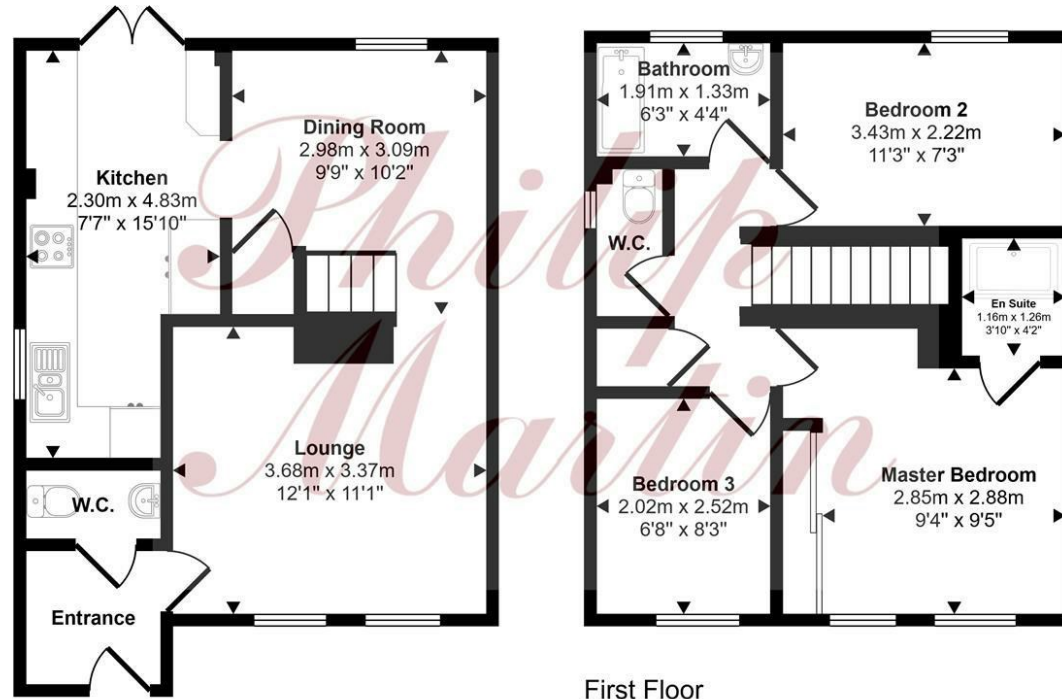
COUNCIL TAX

Band B.

DIRECTIONS

From Truro proceed along the A39 heading towards Carland Cross on the A30 and after approximately From Truro proceed along the A39 heading towards Carland Cross on the A30 and after approximately 3 miles take the right hand turning sign posted to St. Erme, then the 2nd right turning and on a left hand bend turn right into a narrow lane. Proceed along the lane passing St. Erme Church. Take the next turning right into Chancery Close and no. 4 will be found at the beginning of a terrace of six properties where a Philip Martin board has been erected.

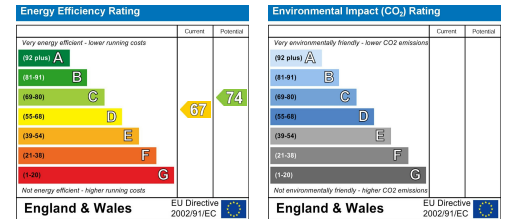
Approx Gross Internal Area
74 sq m / 792 sq ft



First Floor
Approx 36 sq m / 391 sq ft

Ground Floor
Approx 37 sq m / 401 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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