

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



10 Fore Street

Chacewater, Truro, TR4 8LN

Guide Price £145,000



This lovely Grade II listed terraced house offers very well presented character accommodation and would be ideal for first time buyers or investment purposes. Offered with no onward chain, it benefits from two bedrooms, a lounge, kitchen/diner and a first floor shower room. Externally there is a well enclosed courtyard style garden to the rear.



Situated in the centre of this popular sought after village, we are delighted to bring to market this mid terraced two bedroom house in very good order that would make an ideal first home or as an investment opportunity, benefiting from no onward chain. To the ground floor, there is a very pleasant lounge which leads into a well presented kitchen/diner with feature beams that offers more than enough space for preparation and cooking. To the first floor, there is a generous sized double bedroom at the front of the property with the second bedroom offering a quite unique built-in bunk bed arrangement with the bonus of additional storage. Both bedrooms are complemented by a modern family shower room. Externally, to the rear there is a low maintenance and fully enclosed courtyard garden. In terms of location, Chacewater village itself offers a local convenience store, a traditional bakery and a public house, all within close walking distance. There is a health centre which has an adjacent free car park. The village hall is also a short walk away . Chacewater Garden Centre is within one mile and the A30 trunk road is within three miles. The centre of Truro can be reached in under fifteen minutes by car, Redruth in around eleven minutes, both of which also offer mainline railway stations. The coastal town of Perranporth is under twenty minutes by car. There are bus services to both Truro and Redruth.

Wooden front door leads to:

PORCH

Decorative single glazed casement door leads to:

LOUNGE

11'2" x 12'0" (3.42m x 3.68m)
Single glazed bay window overlooking the front aspect. Fireplace set in a stone surround, Dimplex Quantum night storage heater and a smoke alarm. Two built-in storage cupboards and a drawer. Door to:

KITCHEN/DINER

11'5" x 9'5" (3.48m x 2.88m)
Range of low level storage cupboards and drawers with built-in handles and straight edge work surfaces with fixed shelving above. Stainless steel one and a half bowl sink and drainer, space for electric cooker and a Ciarra extractor hood above. Space and plumbing for washing machine with further space for white goods. Upvc double glazed window overlooking the rear garden and aspect. Upvc door with a clear double glazed panel leads out to the courtyard garden. Stairs to the first floor.

FIRST FLOOR

LANDING

With a step up to:

BEDROOM 1

10'1" x 13'3" (3.09m x 4.04m)
Single glazed sash window overlooking the front aspect, Dimplex Quantum night storage heater and a loft access hatch.

BEDROOM 2

5'11" x 9'10" (1.81m x 3.01m)
Built-in single bunk beds with storage space behind. Loft access hatch and a upvc obscure double glazed window to the rear aspect.

FAMILY SHOWER ROOM

7'0" x 5'0" (2.14m x 1.53m)
Built-in low level wc and cistern with a wash hand basin. Walk-in shower with bi-fold doors, an electric shower and aqua board splash backs. Upvc obscure double glazed window to the rear aspect.

OUTSIDE

To the rear there is a fully enclosed courtyard style garden being mainly gravelled with a raised rear feature and an external tap.

DIRECTIONS

Leaving Redruth from the bottom of Mount Ambrose at the roundabout take the second exit towards Scorrier. Pass the petrol station on the left and at the next mini roundabout take the second exit and follow this road all the way through to the village of Chacewater. Number 10 will be found on the right hand side just before the bakery.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

There is a pedestrian access for number 11 over the gardens of number 9 and 10.

SERVICES

Mains drainage, mains water, mains electricity and electric night storage heaters.

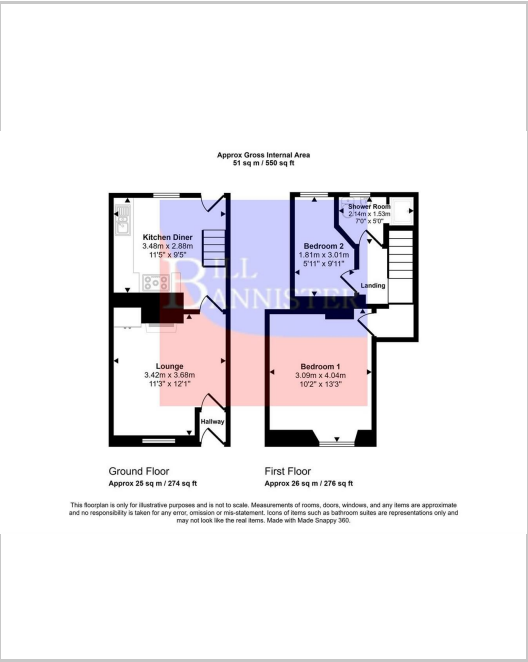
Broadband highest available download speeds - Standard 14 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE None, Three None, O2 Likely, Vodafone Limited (sourced from Ofcom).

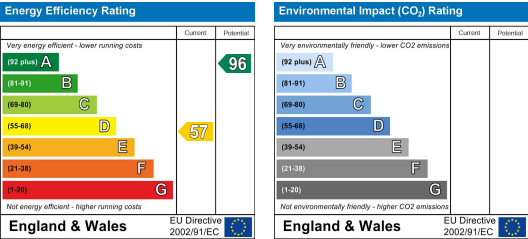
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.