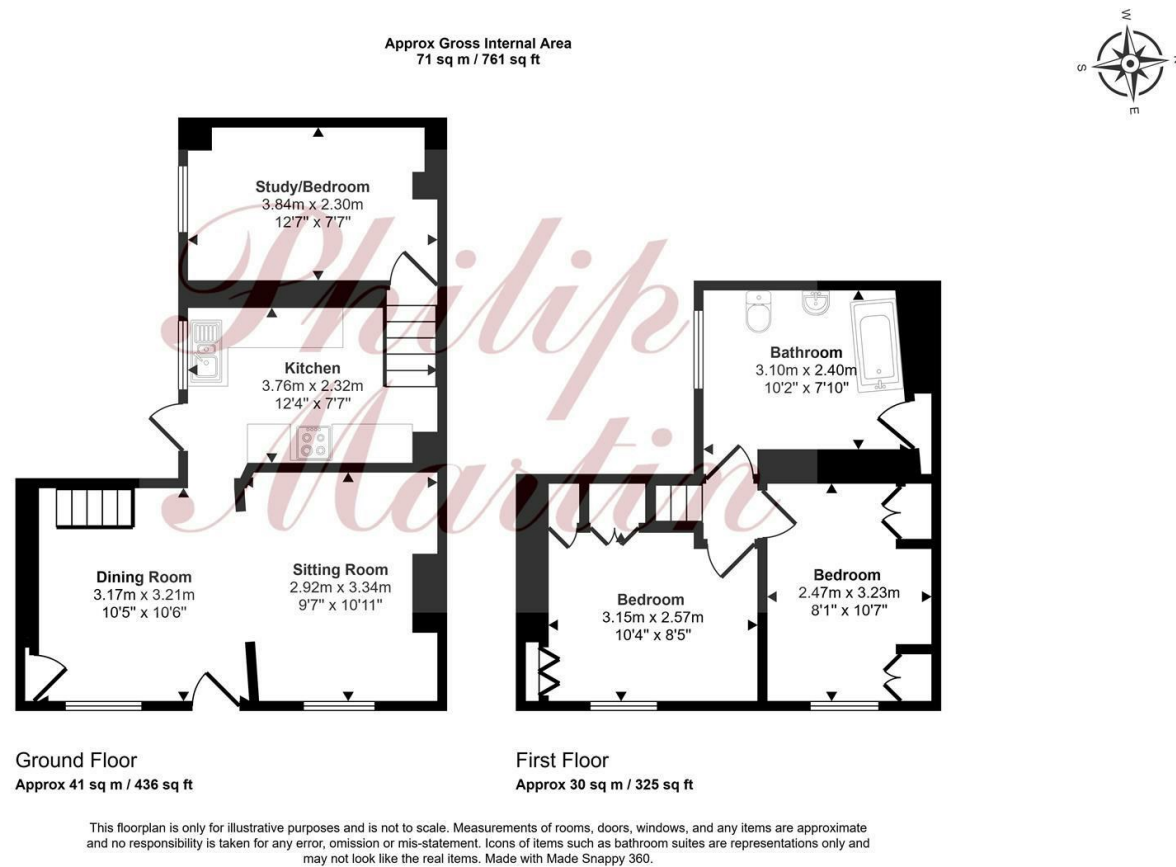


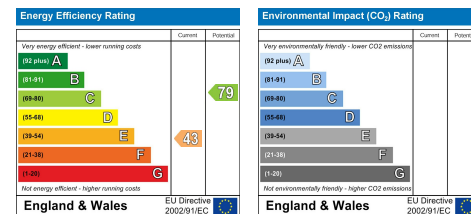
STATION ROAD, TRURO



KEY FEATURES

- TERRACE COTTAGE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- STUDY/DINING ROOM
- BATHROOM
- GENEROUS GARDEN
- CHARACTER FEATURES
- POPULAR LOCATION
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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26 STATION ROAD, TRURO, CORNWALL, TR4 8NH MID TERRACE CHARACTER PROPERTY SOLD WITH NO CHAIN

This two bedroom mid terrace character property is situated in the village of Chacewater. The dwelling enjoys many character features and is just a stone's throw from the amenities on offer. Well presented, the accommodation includes; kitchen, dining room, sitting room, two/three bedrooms (or a study) and a bathroom. There is a garden laid to lawn with a patio area for outdoor dining and a useful timber shed. Sold with no chain, internal viewing is essential.
EPC - E. Freehold. Council Tax - B.

GUIDE PRICE £249,500

THE PROPERTY

26 Station Road is a charming two bedroom cottage situated in the popular village of Chacewater. Occupying a pleasant position within the village, enjoying a tremendous, sunny garden and within a short walk of the amenities on offer including public house, local shops and the primary school. Well presented throughout, in all, the accommodation includes; dining room, sitting room, kitchen, study/bedroom to the ground floor with two double bedrooms and a bathroom to the first floor. There is a generous garden, mainly laid to lawn with a patio area and a useful timber storage shed. Sold with no chain, viewing is highly recommended.

CHACEWATER

Chacewater is a sought after village which is located within five miles of Truro. It benefits from a village shop, public house, bakers, doctors' surgery and primary school. Chacewater has a great sense of community with many village organisations and activities which are held throughout the year. The location offers easy access to the A30 via Scorrier and further amenities can be found in Truro.

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

GROUND FLOOR

DINING ROOM

10'6" x 10'4" (3.21m x 3.17m)
Window to front with timber flooring. Opening into;

SITTING ROOM

10'11" x 9'6" (3.34m x 2.92m)
Window to front with tiled flooring.



KITCHEN

12'4" x 7'7" (3.76m x 2.32m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window and door into rear courtyard garden. Space for cooker, fridge/freezer and plumbing for washing machine. Radiator. Stairs rising to;

BEDROOM/STUDY

12'7" x 7'6" (3.84m x 2.30m)
Window to side. Radiator. Useful space that could be a separate dining room, study or bedroom if required.

FIRST FLOOR

LANDING

BEDROOM

10'4" x 8'5" (3.15m x 2.57m)
Window to front. Fitted cupboards. Radiator.

BEDROOM

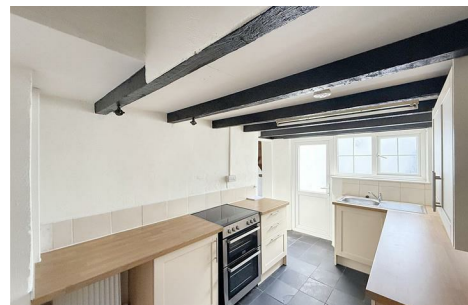
10'7" x 8'1" (3.23m x 2.47m)
Window to front. Fitted cupboards. Radiator.

BATHROOM

10'2" x 7'10" (3.10m x 2.40m)
Comprising a bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to side aspect, radiator and airing cupboard.

OUTSIDE

The garden is predominantly laid to lawn with a paved footpath leading to the rear access gate, there is a timber



storage shed, a patio area, a selection of mature shrubs and plants. There is a courtyard garden accessed via the kitchen which is where the oil tank and boiler are located.

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.

SERVICES

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

N.B

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

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

From Truro proceed in a westerly direction on the A390 and follow the signs for Chacewater. Proceed down into the village taking the first turning right into Station Road, proceed along Station Road and the property will be located on the right hand side where a Philip Martin For Sale board has been erected.

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