



GREENWAYS
CHIVERTON CROSS, TRURO
CORNWALL TR4 8HS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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GREENWAYS

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TWO BEDROOM DETACHED BUNGALOW WITH
GARAGE AND GAMES ROOM. CASH BUYERS ONLY.

Situated just off Chiverton roundabout, offering superb links to St Agnes and the North Cornish Coastline. Cash buyers only due to category C mundic block.

Now in need of modernisation throughout, and in all it comprises; Entrance hall, two bedrooms, sitting room, kitchen, rear hall, shower room and separate W.C. Garden & garage.

EPC - TBC. Council Tax B. Internal viewing is essential.

Sold with vacant possession and no onward chain.

GUIDE PRICE £199,950

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PHILIP MARTIN

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

THE PROPERTY

Greenways has been in the same ownership for a number of years during which time it has undergone upgrades such as oil fired central heating, uPVC double glazing throughout and the erection of a games room, including a slate bedded snooker table which will be included within the sale. However, the accommodation is now in need of modernisation allowing prospective purchases a chance to adapt it to their own tastes. In all, it currently comprises; Entrance hall, two bedrooms, sitting room, kitchen, rear hall, shower room and separate W.C.

Greenways is positioned in the middle of its well proportioned plot offering mature, fully enclosed gardens to its front and rear. Off road parking could be created within the front garden if an individual would like to.

The location of Greenways is very convenient indeed, offering almost direct access to the A30 and thus wider Cornwall, and lying within St Agnes Parish naturally providing superb links into the village itself and the spectacular North Cornish Coastline beyond.

LOCATION

Greenways is located on the outskirts of Blackwater at Chiverton Cross. The village of Blackwater is situated approximately 6 miles to the west of Truro, three miles from St. Agnes and the North Cornish Coast and is easily accessible from the main A30 trunk road at Chiverton Cross roundabout for quick commuting throughout the county and further afield. The philanthropist Passmore Edwards was born in the village. He funded the nearby Blackwater Institute which serves as a hub for the thriving local community. It boasts an excellent family and dog friendly pub, the Red Lion, which serves good quality food with Doom Bar, Tribute and London Pride ales on tap. The Old Mill Village Shop and Post Office is within 50 yards and is open from 07.00am to 8.00pm Mon to Saturdays and 10.00 to 4.00pm Sundays with longer opening hours in the summer season. A local Hairdressers nearby called Illusions has an excellent reputation. The City of Truro has a wider range of day to day facilities including banks, building societies, shops, schools, public houses and a main line rail station.

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



ENTRANCE HALL

With carpeted flooring, loft access, one ceiling mounted light, skirting and wall mounted fuse box. One wall mounted radiator.

SITTING ROOM

A large room with a window to the front aspect, a brick fireplace with electric fire, exposed ceiling beams and two wall mounted radiators. One ceiling mounted light.

BEDROOM ONE

A double bedroom with a window to the front aspect, carpeted flooring, two wall mounted radiators and one ceiling mounted light.

BEDROOM TWO

A second double bedroom with a window to the rear aspect, carpeted flooring, one wall mounted radiator and skirting & coving.

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KITCHEN

A range of matching units with sink inset. Space and plumbing for washing machine. Window to the rear aspect and door to rear hall.

MUNDIC BLOCK

A concrete screening test has been carried out at Greenways with six samples concluding there is class C mundic block, and is therefore deemed not to be mortgageable.

SHOWER ROOM

With W.C, shower, wash hand basin and window to the rear aspect.

BOILER ROOM & W.C

OUTSIDE

Gardens surround Greenways, with the potential to add off road parking to its front and retain the mature rear garden. The gardens are now overgrown, but do boast a range of mature shrubs, plans and bushes and could be a haven for those with green fingers.

GAMES ROOM

A large games room with a pedestrian door to rear garden and to garage. Window to its rear aspect. The snooker table will be staying and is included within the sale.

GARAGE

A single garage with up and over garage door, pedestrian door to games room and electric connected.

N.B

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

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.

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.

DIRECTIONS

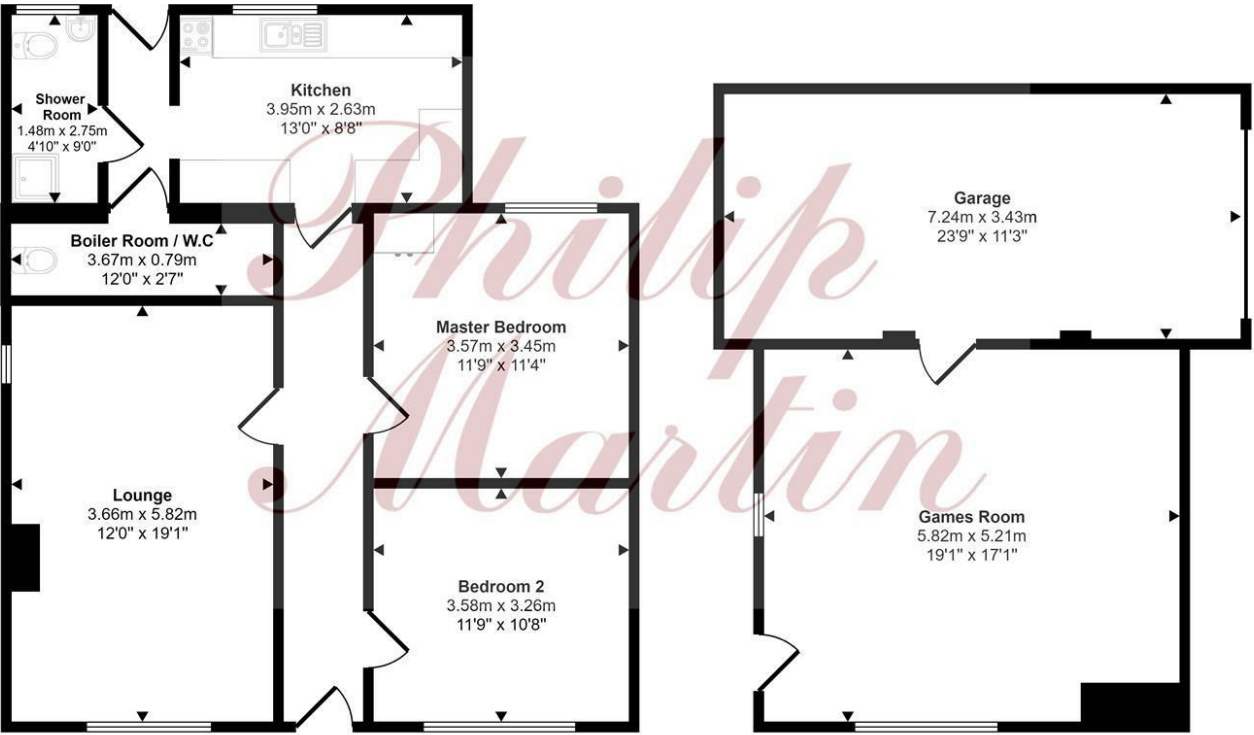
At Chiverton Roundabout, take the B3277 sign posted for St Agnes. At the smaller roundabout, take the right hand turn to continue on the B3277 to St Agnes. Greenways is located just before the Chiverton Arms on your right hand side.

COUNCIL TAX & TENURE

Council Tax - B

Tenure Freehold

Approx Gross Internal Area
135 sq m / 1456 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92 plus) A		92 plus) A	
81-91) B		81-91) B	
69-80) C		69-80) C	
55-68) D		55-68) D	
43-54) E		43-54) E	
31-42) F		31-42) F	
1-20) G		1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





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