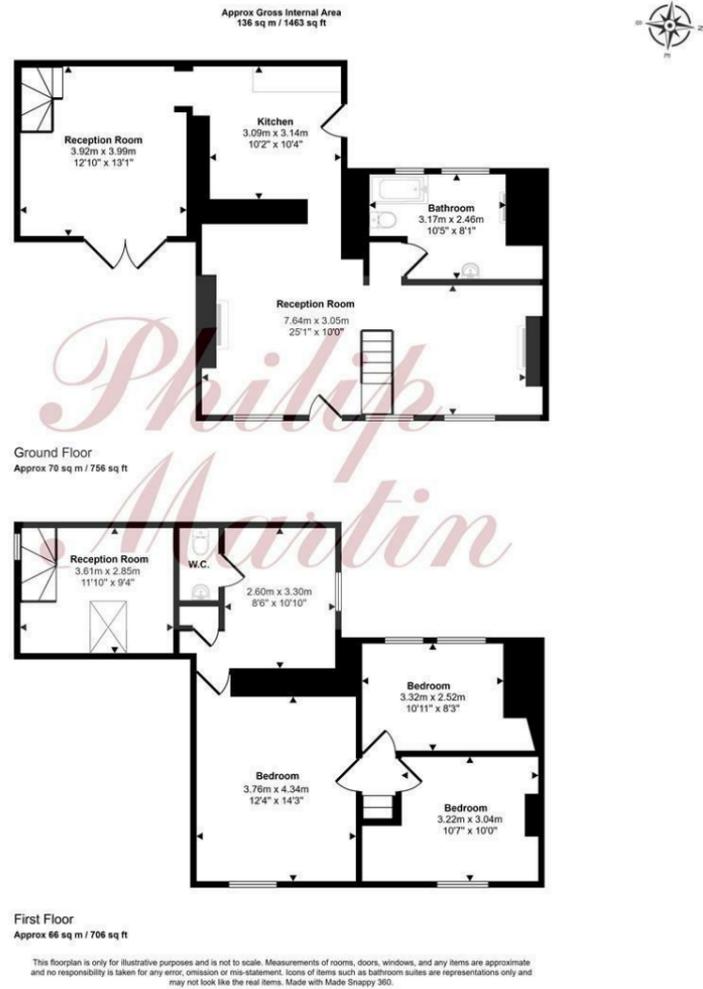


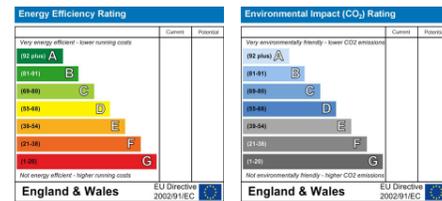
STATION ROAD, CHACEWATER



KEY FEATURES

- RENOVATION OPPORTUNITY
- DOUBLE FRONTED PROPERTY
- LARGER THAN FIRST APPEARANT
- THREE/FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CASH BUYERS ONLY
- GENEROUS GARDEN
- OFF ROAD PARKING
- POPULAR VILLAGE 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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27 STATION ROAD, CHACEWATER, TRURO, TR4 8NH
DOUBLE FRONTED PROPERTY IN NEED OF RENOVATION SOLD WITH NO CHAIN

Cash buyers only for this generously proportioned end of terrace, double fronted property situated within the popular village of Chacewater.

Offering a fantastic opportunity to purchase and renovate a spacious house within the village that also benefits from off road parking and a generous front garden.

Sold with no chain, viewing is recommended.

EPC - TBC. Freehold. Council Tax - C.

GUIDE PRICE £195,000

THE PROPERTY

27 Station Road is a double fronted, three bedroom end terrace property situated in the popular village of Chacewater. The property is within walking distance of the amenities on offer in the village, including the primary school as well as being on a regular bus link into Truro. The accommodation comprises large double fronted sitting/dining room, bathroom, kitchen and reception room to the ground floor with three bedrooms (master bedroom with walk in wardrobe and w.c.) to the first floor. There is an off road parking space and a large garden laid to lawn with a useful shed.

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.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

GROUND FLOOR**RECEPTION ROOM**

13'1" x 12'10" (3.99m x 3.92m)

KITCHEN

10'3" x 10'1" (3.14m x 3.09m)

SITTING/DINING ROOM

25'0" x 10'0" (7.64m x 3.05m)

BATHROOM

10'4" x 8'0" (3.17m x 2.46m)

FIRST FLOOR**BEDROOM**

14'2" x 12'4" (4.34m x 3.76m)

WALK IN WARDROBE/EN-SUITE

10'9" x 8'6" (3.30m x 2.60m)

BEDROOM

10'6" x 9'11" (3.22m x 3.04m)

BEDROOM

10'10" x 8'3" (3.32m x 2.52m)

RECEPTION ROOM

11'10" x 9'4" (3.61m x 2.85m)

OUTSIDE

There is an off road parking space to the side of the property as well as a generous front garden laid to lawn with an outbuilding providing the ideal space for storage.

**SERVICES**

Mains water and electric. Private drainage however could be connected to mains if desired.

N.B

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

TENURE

Freehold.

COUNCIL TAX

C.

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

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