

Quaker Cottage

Penstraze | Chacewater | Truro | TR4 8PE

Guide Price £575,000



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- Enclosed Rear Garden
- High Standard Of Finish
- Driveway Parking
- Well Proportioned Accommodation

Quaker Cottage comes to the market immaculately presented with high quality finishes throughout.

In brief this is a superb four double bedroomed detached property, with generous reception areas, underfloor heating throughout, an enclosed west facing rear garden, driveway parking and countryside views to both front and rear.

Situated in Penstraze – this property is centrally located to provide easy access to the A30, the city of Truro, and is only a short distance away from the popular village of Chacewater.

A useful entrance porch welcomes you into the property. From here the entrance hall allows access to all the ground floor accommodation and has stairs, with storage underneath, rising to the first floor.

On the ground floor, you will find a WC, study / playroom, utility room, living space and an open plan kitchen / diner, with bi-folding doors to the rear garden. The kitchen is well equipped with a range of base, wall and drawer units along with a beautiful granite surround for a range cooker.

The first floor has four bedrooms – one with ensuite and a family bathroom. The latter has an attractive contemporary suite, comprising hand wash basin, WC, bath with separate shower.





Externally to the front, there is a paved driveway with parking for 4 cars, while to the rear there is a fully enclosed family friendly garden. The garden has a paved area while the remainder is predominantly laid to lawn. The outside is complete with external lighting and power, along with a useful outbuilding, for the storage of surfboards, bikes and bbq.

In summary, Quaker Cottage is an immaculate home with well-proportioned accommodation. A viewing comes highly recommended

LOCATION

Quaker Cottage is conveniently located between Penstraze and Chacewater, with easy access to the A30 and only a short commute into the cathedral city of Truro, along with good public transport links close by. Chacewater is a popular village with a thriving community, situated five miles to the west of Truro City, offering a good range of local facilities which includes an excellent primary school, local bakers, general store with a post office, public house, recreation field, and a picturesque church sited on the village outskirts.

Being centrally located, Quaker Cottage has the benefit of having 4 stunning sandy beaches, and woodland walks, all within 15 minutes and Falmouth only 20 minutes away. The Bissoe trail is also close by and is extremely popular with cyclist and walkers which links both coasts from Devoran through to Portreath.

INFORMATION

Tenure - Freehold

Broadband : Standard or Superfast - 20mbps to 1000mbps download speeds (Source OFCOM :

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&upm=10001213227>

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, THREE, O2 & Vodafone (LINK :

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&upm=10001213227>)

Council Tax - Band E - (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000>)

Mains Electric

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information - which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

ACCOMMODATION

ENTRANCE PORCH

HALLWAY

KITCHEN AREA

14'7" x 14'4" (4.45 x 4.39)



DINING AREA

14'11" x 12'11" (4.55 x 3.94)

LIVING ROOM

17'5" x 12'9" (5.32 x 3.90)

WC

STUDY

10'4" x 8'9" (3.17 x 2.69)

UTILITY ROOM

FIRST FLOOR

BEDROOM

11'3" x 11'0" (3.45 x 3.36)

BEDROOM

12'5" x 13'8" (3.80 x 4.19)

ENSUITE

BEDROOM

9'4" x 13'6" (2.86 x 4.12)

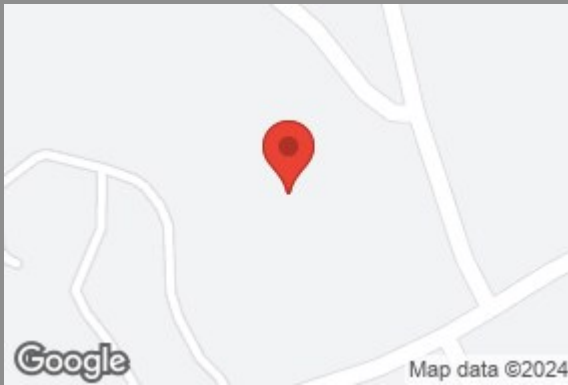
BATHROOM


6'0" x 9'7" (1.84 x 2.93)

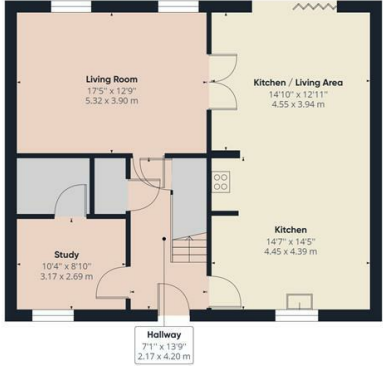
BEDROOM

14'7" x 11'10" (4.46 x 3.63)










Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

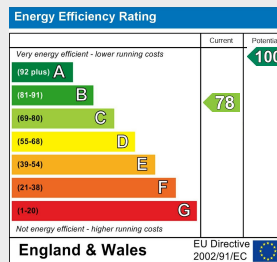
1749.09 ft²

162.50 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



6 Churchtown
St Agnes
Cornwall
TR5 0QW
01872 552560
stagnes@goundry's.co.uk
<https://www.goundry's.co.uk/>