



The Terrace | Chacewater | Truro | TR4 8LT

Guide Price £234,950

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April Cottage is a two bedroom semi detached house located in Chacewater. Positioned on a quiet single lane road, this house enjoys a sunny South facing aspect and is offered to the market in immaculate condition with no onward chain.

Entering the property you are welcomed in to an entrance hallway that leads into the living and dining area. The living room has a log burning stove and door that opens to the rear courtyard. The kitchen is located at the front of the house and has integrated hob, oven, washing machine and fridge.

Stairs rise to the first floor where two bedrooms and the family bathroom can be found.

Externally to the rear there is a courtyard garden and pedestrian access into the single garage. To the front there is driveway parking for one car, single garage with up and over door and a front garden that is mainly laid to lawn.

- Two Bedrooms
- Front Garden
- Garage
- Immaculate Condition
- Semi Detached House
- Rear Courtyard
- Driveway Parking
- Ideal First Time Buy

ACCOMMODATION:-

GROUND FLOOR:-

Hallway
3'5" x 4'10" (1.06 x 1.48)

Living & Dining Area
17'3" x 13'6" (5.27 x 4.12)

Kitchen
9'1" x 7'2" (2.78 x 2.20)





Garage
9'1" x 16'7" (2.77 x 5.08)

FIRST FLOOR:-

Landing
8'4" x 3'1" (2.56 x 0.95)

Bedroom
8'8" x 7'3" (2.65 x 2.21)

Bathroom
4'9" x 10'1" (1.46 x 3.09)

Bedroom
7'8" x 13'6" (2.34 x 4.13)

INFORMATION

TENURE
Freehold

BROADBAND

Standard 12Mbps and Superfast 68 Mbps available download speeds –
(<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR48LT&uprn=100040050204>)

COUNCIL TAX

Cornwall Council – C – (<https://www.tax.service.gov.uk/check-council-tax-band/property/263124185>)

ENERGY PERFORMANCE CERTIFICATE

Current - 62D

Potential - 82B

(<https://find-energy-certificate.service.gov.uk/energy-certificate/5337-8329-3309-0483-2296>)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor. The Agent has 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. The Agent has not had sight of the title documents. 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.

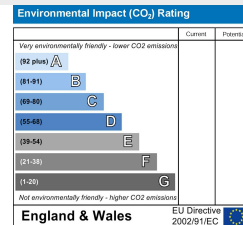
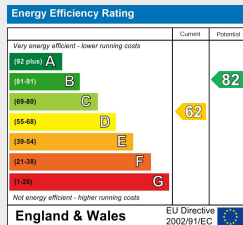


Approximate total area^m
700.33 ft²
65.06 m²

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.

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