



Rose Cottage

Greenbottom | Chacewater | Truro | TR4 8QJ

Guide Price £325,000



Rose Cottage

Greenbottom | Chacewater

Truro | TR4 8QJ

Guide Price £325,000

- Character Cottage
- Private Garden
- Refurbished Shower Room
- Kitchen With Granite Worktops
- Two Bedrooms
- Sitting Room With Wood Burner
- Sash uPVC Double Glazing
- Outside Storage

Description

This beautifully presented character cottage has been sympathetically updated by the vendors to include newly fitted wooden shutters, uPVC Sash windows and a new contemporary shower room. The cottage has many character features which include beamed ceilings and fireplaces housing wood burners. The internal accommodation briefly comprises: Kitchen/diner with limestone tiled flooring, beamed ceiling, wood burner, granite worktop with integrated ceramic electric hob and oven, base and wall storage units, space for fridge, utility room with stable door, twin bowl stainless steel sink unit, wooden worktop, plumbing for washing machine, dishwasher, tiled flooring, walk in pantry cupboard with shelving and solar heating controls. The ground floor accommodation is completed by the sitting room, with limestone tiled flooring, feature fireplace housing wood burner and beamed ceiling. To the first floor the spacious master bedroom has wooden flooring and views towards the garden, the second bedroom has a shelved recess and storage cupboard. The recently refurbished shower room has an automatic light, low level w/c, vanity sink unit, walk in double shower and chrome heated towel rail.

Externally the cottage has recently had the guttering updated, the garden is private with a gated access and mature hedges, there is a stone pathway leading to the front door with manicured lawn bordering flower beds which are stocked with range of shrubs, flowers and trees. To the side of the property there is a private seating area with water feature, timber storage shed and access to the rear which has a wood store and most useful general store.





Location

Greenbottom is situated between Chacewater and Threemilestone, Chacewater has range of facilities which includes a general stores, bakery, public house, surgery and Junior school. Threemilestone also has an extensive range of facilities which include a junior school, two general stores, post office, surgery, public house and hairdressers, there is also a regular bus service to Truro City Centre and is conveniently located for Truro College, Richard Lander secondary school and Treiske Hospital. . Truro City centre has a range shopping facilities, restaurants, bars and a main line railway station connecting to London Paddington.

Kitchen/Diner

11'5" x 10'0" (3.48 x 3.07)

Utility Room

13'1" x 6'9" (4.01 x 2.06)

Sitting Room

11'6" x 11'6" (3.53 x 3.51)

First Floor Landing

Bedroom

11'6" x 11'6" (3.53 x 3.53)

Bedroom

10'0" x 5'10" (3.07 x 1.78)

Shower Room

Storage Area

12'7" x 6' (3.84m x 1.83m)

Agents Information

Tenure - Freehold

Ownership Of Solar Panels which provides quarterly payments (Payments received most recently from June 2023 - 1st March 2024 & 772.50 (For 8 Months)

25 year tariff which is fixed until 2034

Broadband : Standard or Superfast - 15mbps to 80mbps download speeds (Source OFCOM :

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



Mobile Availability - Source OFCOM - Prediction, not a guarantee - O2, EE, Three & Vodafone (LINK : <https://checker.ofcom.org.uk/engb/mobile-coverage#pc=TR48PE&uprn=10001213227>)

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

Mains Electric, Mains Water, Private Drainage

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.





Ground Floor

Floor 1

Approximate total area^m
693.14 ft²
64.39 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Treleven House, Unit 5 Threemilestone Industrial Estate

Truro

Cornwall

TR4 9LD

01872 242425

sales@goundrys.co.uk

<https://www.goundrys.co.uk>