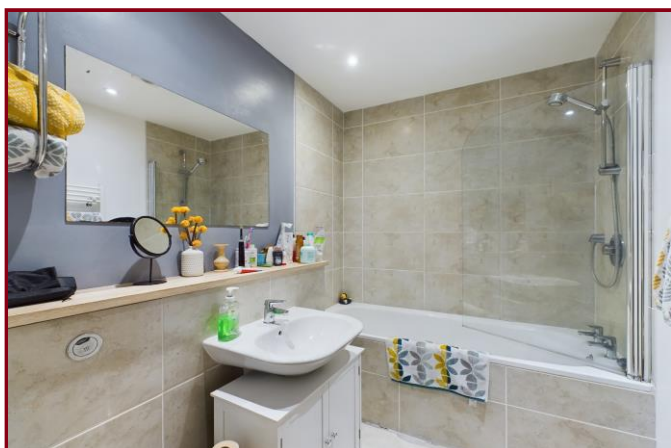




MAP estate agents
Putting your home on the map

**Station Road,
Chacewater, Truro**

**£122,400
Leasehold**





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Chacewater, Truro**

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Leasehold

Property Introduction

An opportunity to purchase this well presented apartment, originally the local Methodist Chapel in Chacewater and now offering well appointed accommodation with many character features you would expect from a property of this period. The property is being offered for sale under a Section 106 agreement and please refer to the additional information within the Agent's Notes. It is an ideal purchase for those buyers looking to find a reasonably priced property within close proximity to Truro.

A communal entrance hallway gives access into the apartment leading into a generous size open planned living area incorporating a lounge/diner and kitchen with an inner hallway accessing the additional accommodation comprising of two bedrooms, the principal having built-in wardrobes plus a bathroom with electric shower. The property would be an ideal purchase for those seeking a character property within the village centre and therefore accessible to all the local amenities available. Externally is an allocated parking space.

Location

Chacewater is a popular village lying just three miles from the city of Truro. As you would expect from a village there is a strong community spirit supported with excellent local amenities, such as a doctors surgery, Public House, bowling club, school and tucked away off the main street is a very popular old market offering a variety of foods. Truro itself is nearby and offers a good variety of independent shops alongside the more recognised national chains whilst the Hall for Cornwall is located on the piazza along with a range of restaurants nearby.

ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALLWAY

Giving access to:-

OPEN PLAN LIVING/KITCHEN/DINING AREA 19' 1" x 15' 0" (5.81m x 4.57m) maximum measurements

Sealed unit double glazed Georgian style window, panel wall heater. Wood floor. Doorway to communal hall, one. Range of wall and base storage cupboards with work surfaces over incorporating a quarter stainless steel sink unit with mixer tap, four drawer storage pack. Plumbing for automatic washing machine, built-in oven and hob with extractor over, part tiled walls and under cupboard lighting,

INNER HALLWAY

A variety of storage cupboards for storage, coats and water heater. Access to:-

BEDROOM ONE 13' 1" x 10' 9" (3.98m x 3.27m) maximum measurements

Sealed unit double glazed Georgian style window. Built-in wardrobes with high storage over, wall heater.

BEDROOM TWO 13' 2" x 8' 2" (4.01m x 2.49m)

Sealed unit double glazed Georgian style window, panel wall heater.

BATHROOM

Bath with shower over and shower screen, wash hand basin and concealed cistern WC. Tiled floor, wall mounted mirror, extractor fan and heated towel rail.

OUTSIDE

To the outside is an allocated parking space.

LEASEHOLD INFORMATION

Remainder of 999 year lease commencing 2010. The current ground rent is £200 per annum and the current maintenance/service charge is £78 per calendar month to include buildings insurance, maintenance of the exterior and communal areas.

SERVICES

Services connected are mains water, mains drainage and mains electricity.

AGENT'S NOTES

The Council Tax band for the property is band 'A'. Section 106 – Eligibility - To prioritise someone with an Area Local Connection to Chacewater and the adjoining parishes of St Agnes, Gwennap, Kea, Kenwyn, St Day and Redruth.

- Residency/permanent employment of 16 + hours per week for 3 + years OR
- Former residency of 5 + years OR
- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years and is in need of or can give support.

In addition, the applicant will need to:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender
- Have viewed and offered on the property.

DIRECTIONS

On entering Chacewater heading towards the Redruth direction in the centre of the village on Fore Street turn right into Station Road where the property can be found on the left hand side. If using What3words:- unzipped.shields.faster

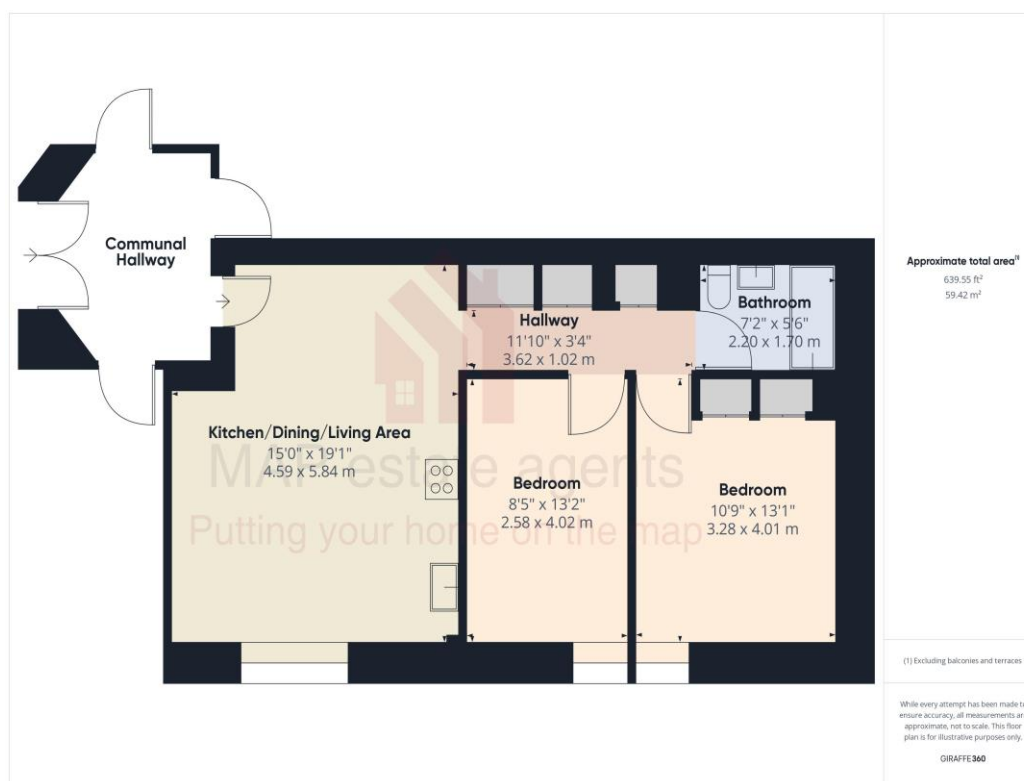


Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A delightful ground floor apartment within this Grade II listed Chapel conversion
- Two bedrooms, principal with built-in wardrobes
- Open planned living area with built-in oven and hob
- Bathroom with electric shower
- Sealed unit double glazed Georgian style windows
- Electric heating system
- Many character features including high ceilings and wooden floor in living area
- Allocated parking space
- Close to amenities of village centre
- Available with vacant possession



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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