



Kerley View

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The Terrace, Chacewater, Truro, Cornwall, TR4
Truro 5 miles. A30 3 miles. Threemilestone 2 miles

A superb detached bungalow with planning permission for separate dwelling in a central village location close to Truro.

- Beautifully Presented
- Village Location
- Sitting Room
- Three Bedrooms
- Gardens Garage & Parking
- Detached Bungalow
- Hallway
- Kitchen/Dining Room
- Family Bathroom
- Planning for separate 3 bed dwelling.

Guide Price £475,000

SITUATION

Kerley View is situated in a delightful elevated position on The Terrace in the heart of the highly popular village of Chacewater. The village lies between the Cathedral City of Truro and the historic mining town of Redruth.

The A30 is within easy access for travel to beaches at Perranporth, St Agnes and Porthtowan and the north and south of the county.

There is a mainline rail connection at Truro station with Newquay Airport further along the north coast providing a number of scheduled flights to both national and international destinations.

Chacewater has a warm community and local facilities including a beautiful church, post office, health centre, highly regarded school, farm shop, play park, village green and hall, bowling club, public house and excellent bus links for travel throughout the county. Hairdressers and butchers are at nearby Threemilestone.



DESCRIPTION

Kerley View was built in 1980 by a local builder and offers beautifully presented modern living.

The entrance hallway has engineered oak flooring and two storage cupboards. Solid oak doors lead to all rooms. The the sitting room has a central marble fireplace housing a Contura wood burning stove and a picture window offers the elevated views across the village to farmland beyond. The kitchen/dining room is exquisitely presented with a comprehensive range of cream units and drawers with Cotswold tiled splash backs and wood effect work surfaces. The units incorporate a pull out larder, matching dresser and porcelain sink and drainer. Integral appliances include a range cooker with extractor, fridge, freezer and dishwasher. There are two windows to the rear and door to the side leading to the side entrance porch.

There are three bedrooms and a beautifully appointed contemporary family bathroom with spacious quadrant shower, low level WC and twin sinks within a vanity storage unit.

Viewing of this exceptional bungalow is highly recommended.

OUTSIDE

The property is accessed over a spacious block paved driveway allowing parking for 4 vehicles, leading to the single detached garage. Attractive Cornish stone walling, well stocked borders and steps lead to the side of the bungalow where gates lead to the large paved sundeck at the side and lawn garden to the front and side. A gravelled garden area and two useful storage sheds at the rear. Magnificent views across the village and farmland beyond are enjoyed from the property.

PLANNING PERMISSION

Planning permission has been granted to create a separate three bedroom detached dwelling above the garage area. Further details can be found on the Online Planning Register under Planning Permission number PA19/0998.

SERVICES

Mains water electric and drainage. Oil fired central heating.

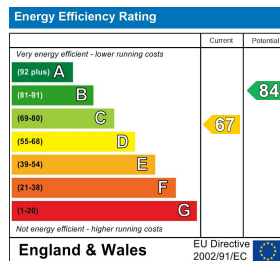
VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Truro head past the Royal Cornwall Hospital and on to the roundabout at Threemilestone. Take the signed to Chacewater. On entering the village take the second turning on the right into Sergents Hill. Continue to the top of the hill until you reach The Terrace. Take a right and continue along the terrace. The property is on the left hand side after approximately 100 metres.



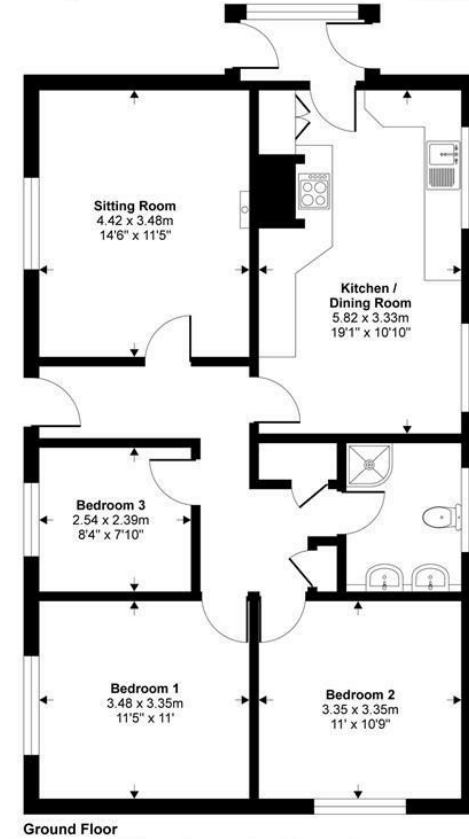
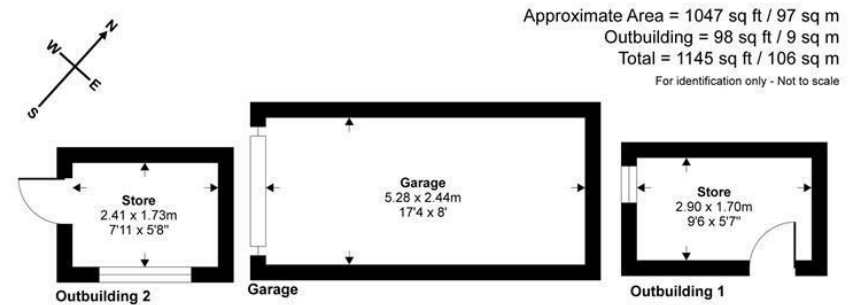



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These particulars are a guide only and should not be relied upon for any purpose.



 **Certified Property Measurer**
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags. REF: 705525



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