

LOT
73

Wheal Bush Cottage, Cox Hill, Chacewater, Truro TR4 8LY

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

A versatile and well-presented four/five bedroom detached and extended character cottage situated in a rural hamlet yet readily commutable to both Truro and Falmouth, having the benefit of a garage, small outbuilding/store and permitted parking adjacent to the bridleway, along with a large south facing garden. Cash buyers only.

Situated

Cox Hill is a rural hamlet with both Wheal Unity Woods and the Bissoe cycle trail nearby. Chacewater caters for day to day needs with local shops, primary school and doctor's surgery, with further facilities and amenities available in both Truro and Falmouth.

Ground Floor

Entrance hall, lounge, kitchen/breakfast room, sun room, study/bedroom five, utility/cloak room.

parking adjacent to the bridleway.

First Floor

Large landing, four bedrooms, family bathroom and en-suite shower room.

Viewings

Strictly by prior appointment with Stratton Creber Truro 01872 275376. General enquiries Countrywide Property Auctions 01395 275691.

Outside

Mature gardens to the rear of the property, garage, small outbuilding/store and permitted

EPC Rating

E

Tenure

Freehold



Council Tax Band

C

Note

The mining search and drilling investigation reports will be available to download in the legal pack. We understand that main dwelling itself is unaffected by and not considered to be at risk of mining related

subsidence. However, we understand that mining features have been identified beneath the garage and in part of the garden. Interested parties must make and rely upon their due diligence prior to bidding. Cash buyers only.