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**Chapel Meadow,
Porthtowan, Truro**

**£375,000
Freehold**





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Porthtowan, Truro
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Property Introduction

Situated on the outskirts of the popular seaside village of Porthtowan is this modern mid-terrace family home occupying an elevated position, enjoying a rural view to the rear, while to the front are views towards St Agnes Beacon and a sea glimpse. Throughout the property there is the benefit of double glazed windows complemented by an LPG heating system. The entrance hallway leads through to a lounge with bi-folding doors opening to the kitchen, making a generous living space and French doors accessing out to the rear garden. The additional ground floor accommodation comprises of a useful utility room and cloakroom while to the first floor are three bedrooms along with a family bathroom. Externally to the front is a private driveway providing parking for at least two vehicles and a small gravelled garden. The rear garden is enclosed and divided into three areas of garden comprising of a paved patio, lawn and decking. The property enjoys a sunny aspect and would be an ideal purchase for those buyers seeking a property close to the local beaches with the advantage of being away from the main tourism of the area and there is a pedestrian gate to the rear access path. The property is subject to a Section 106 Agreement, please see Agent's Notes for the full details.

Location

Porthtowan is located between the neighboring villages of Portreath and St Agnes, all of which are renowned for their delightful sandy beaches and popular for its surfing. Other amenities include a convenience store/Post Office, preschool nursery, cafes, restaurants, village hall and Public Houses as well as a bus service to the local towns. The north coast offers breathtaking coastal walks taking in some of the county's most impressive views as well as an array of countryside walks on the doorstep. Being ideally situated for accessing the mains A30, as well as being within a short driving distance to Truro which has an array of well known high street multiples alongside some of the local independent stores. Truro is a popular city for both locals and visitors to explore the cobbled streets, various restaurants and the Hall for Cornwall which is located on the Piazza.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALL

Staircase to first floor, oak laminate flooring and radiator. Access to:-

LOUNGE 12' 9" x 12' 6" (3.88m x 3.81m)

Double glazed window to front elevation. Under stair storage cupboard, oak laminate flooring, radiator, folding doors giving access through to :-

KITCHEN 13' 10" x 10' 7" (4.21m x 3.22m)

Stainless steel sink unit with mixer tap, a good range of base and wall mounted cupboards with a range of working surfaces. Induction cooker with extractor over, plumbing for dishwasher, part tiled walls. Under cupboard lighting. Oak laminate flooring and radiator. uPVC double doors to exterior and archway leading to:-

UTILITY ROOM

Double glazed window to rear elevation. A good range of base storage cupboards, three drawer storage unit and wall cupboards with under lighting. Gas boiler. Plumbing for automatic washing machine, extractor fan, worktop, wood laminate floor. Door to :-

CLOAKROOM

Pedestal wash hand basin, close coupled WC, tiled floor, chrome heated towel rail, shelving.

FIRST FLOOR LANDING

Radiator. Access to loft. Access to :-

BEDROOM ONE 16' 2" x 10' 3" (4.92m x 3.12m)

Two double glazed windows to front elevation enjoying distant sea views as well as a rural view towards St Agnes Beacon, radiator and alcove for storage.

BEDROOM TWO 10' 8" x 8' 10" (3.25m x 2.69m)

Double glazed window to rear elevation. Radiator and alcove for storage. Views towards Carn Brea.

BEDROOM THREE 8' 7" x 6' 11" (2.61m x 2.11m)

Double glazed window to rear elevation. Radiator and alcove for storage. Views toward Carn Brea.

FAMILY BATHROOM

Bath with mosaic tiled surround, shower tap attachment over plus shower screen, close coupled WC and pedestal wash hand basin. Chrome heated towel rail, tiled floor, wall mirror, extractor fan and wall cabinet.

EXTERIOR

Immediately to the front of the property are parking facilities for at least two vehicles along with a small area of gravelled garden. The rear garden is very well presented and divided into three separate areas comprising of a decking, lawn and patio all enjoying a sunny aspect. There is a pedestrian gate to the rear accessway. Access back into the property is via double glazed doors as well as a covered area.

SERVICES

The property benefits from mains drainage, mains water, mains electricity, LPG heating (this is from a central tank for the development). Full fibre connected. We are advised there is good mobile reception at the property but please check with your service provider.

AGENT'S NOTES

The Council Tax band is band 'B'. Please note that this property is subject to a Section 106 for local connections. Eligibility requirements:- Priority for someone with a housing need for a 3 bed property and an Area Local Connection to Portreath or St. Agnes. After 14 days of marketing those who have a local connection to the adjoining parishes of Perranzabuloe, Kenwyn, Chacewater, St Day, Illogan or Redruth can be considered and then after 28 days those with a local connection to Cornwall can be considered. Current residency/permanent employment of 16+ hours per week for 3 + years or former residency of 5+ years or close family member that has lived in the parish for 5+ years. Have a maximum household income of £80,000, have a minimum 10% deposit (of 5% with relevant AIP), Have a recent AIP from a Section 106 lender, having viewed the property. Please liase with us for further information on this.

DIRECTIONS

Proceeding from Porthtowan, proceed up Rose Hill where the road bears around to the left hand side feeding into Chapel Hill. As you progress, upon the right hand side, Chapel Meadow is located on the right where a MAP for sale board has been erected for identification purposes. If using What3Words:- Skylights.Answer.Soonest.

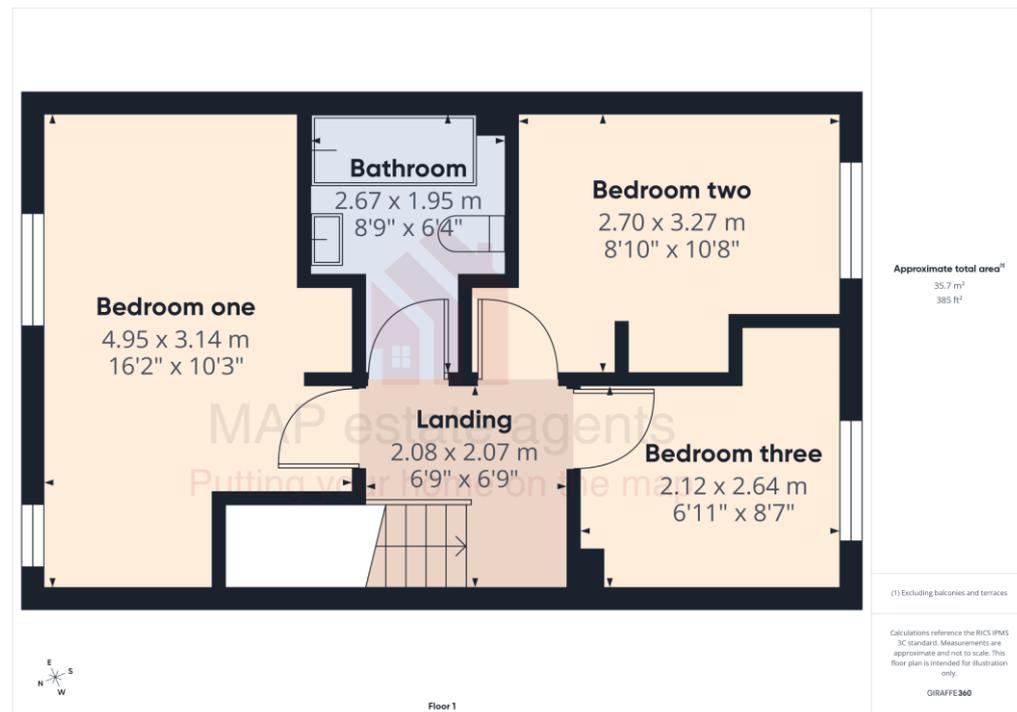


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A modern mid-terraced family home
- Enjoying rural view to the rear while to the front view towards St Agnes Beacon and sea glimpse
- Three bedrooms
- Driveway parking for two vehicles
- Double glazed windows complemented by an LPG heating system
- Kitchen with separate utility room
- Bathroom with additional ground floor cloakroom
- Enclosed rear garden with decking, lawn and patio
- Located within a cul-de-sac position
- Subject to a Section 106 agreement with local connection



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