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**Gribbas Corner,
Stithians, Truro**

£245,000
Freehold





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Property Introduction

This delightful mid-terrace double fronted cottage is set in the heart of Stithians, a stone's throw from the village shop, Primary School and Public House.

On entering the property you come into the lounge/diner which has an inglenook fireplace at each end with a beamed ceiling and stairs leading up to the first floor. There is a kitchen plus a utility with a door leading out to the enclosed rear garden. To the first floor are two bedrooms, the principal having an en-suite shower room and a generous sized family bathroom.

The current owner has a disabled parking space to the front of the property, there is also a vehicular right of access around to the rear where parking can be reinstated by removing one of the fence panels to the garden if required.

Location

The village of Stithians is located within a reasonable travelling distance to the maritime town of Falmouth as well as the city of Truro with its mainline Railway Station operating to London Paddington, it is also virtually equidistant for Redruth and Helston.

Within the village is a vibrant community with local facilities such as Primary School, Public House, doctors surgery, shop which caters very well for day to day needs along with a cricket club and village hall. There is a regular bus service as well as a school buses operating to secondary schools within the catchment area of Stithians. Being a rural village there are a number of countryside walks on the doorstep along with Stithians Reservoir being within a short distance, popular for watersports, walking and fishing.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

LOUNGE/DINER 24' 6" x 14' 1" (7.46m x 4.29m) maximum measurements

A generous light and bright room with two windows to the front elevation. At each end of the room is an inglenook fireplace, one is currently not in use, the other fireplace housing an electric fire. Beamed ceiling. Laminate flooring. Two radiators. Stairs in the dining area leading up to the first floor. Latch and brace door opening to:-

KITCHEN 11' 7" x 6' 11" (3.53m x 2.11m)

Range of high gloss handleless dove grey wall and floor mounted cupboards with worktop over tiled surround with some splash boarding and incorporating a ceramic sink with double glazed window above overlooking the garden. Spaces for dishwasher and fridge/freezer. Integrated oven and hob. Beamed ceiling. Vinyl flooring. Latch and brace door to:-

UTILITY

Further range of wall mounted storage cupboards and work top. Space and plumbing for washing machine and tumble dryer. Storage cupboard. Double glazed door with obscured glass opening to outside rear.

FIRST FLOOR LANDING

Storage shelving. Positive air flow system. Latch and brace doors off to:-

BEDROOM ONE 14' 2" x 10' 8" (4.31m x 3.25m) L-shaped, maximum measurements

Double glazed window. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Shower cubicle housing mains shower with tiled surround, low level WC and pedestal wash hand basin. Extractor fan.

BEDROOM TWO 13' 2" x 9' 8" (4.01m x 2.94m)

Double glazed window. Radiator. Loft hatch.

BATHROOM

A generous sized room with obscured double glazed window, vanity wash hand basin with mirrored cabinet above, low level WC and bath and splash boarding surround. Spotlights and heated towel rail.

REAR GARDEN

The rear garden is surrounded by fencing and a gate and is accessed from the kitchen, utility or via the side pedestrian gate. Immediately to the rear of the property is a generous patio with a hot tub (available by separate negotiation) and a weather shelter cover. A fence panel could be removed to reinstate the parking space, if required (the property has a vehicular right of way access across the neighbouring property). Outside storage shed.

SERVICES

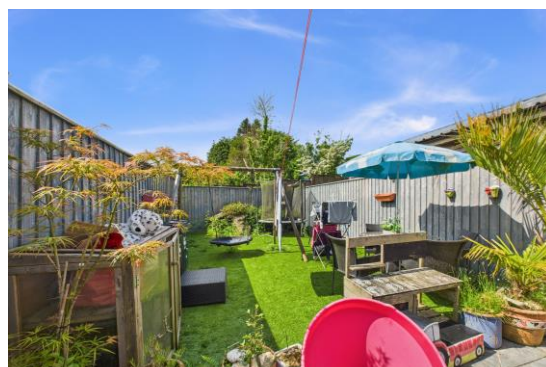
Mains water, mains drainage, mains electric and LPG gas.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

DIRECTIONS

Leaving Ponsanooth on the A393 towards Redruth at the crossroads above Stithians proceed towards the village along Foundry Road which continue into East Road. Turn right into New Road and the property can be found immediately on the left hand side. If using What3words. craftsman.earlobes.fear

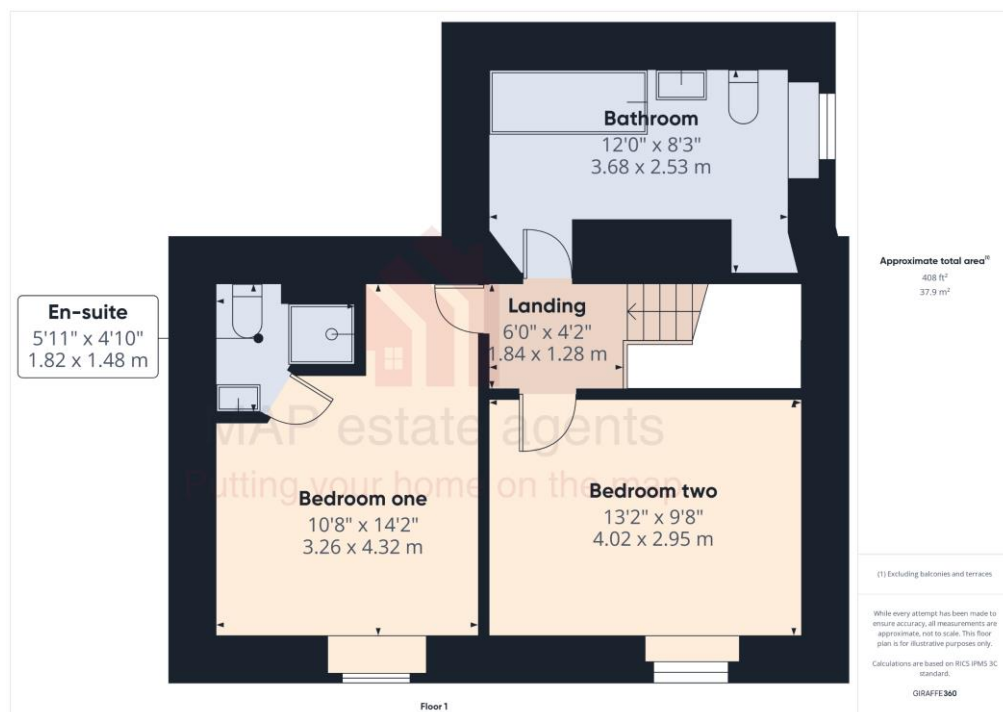
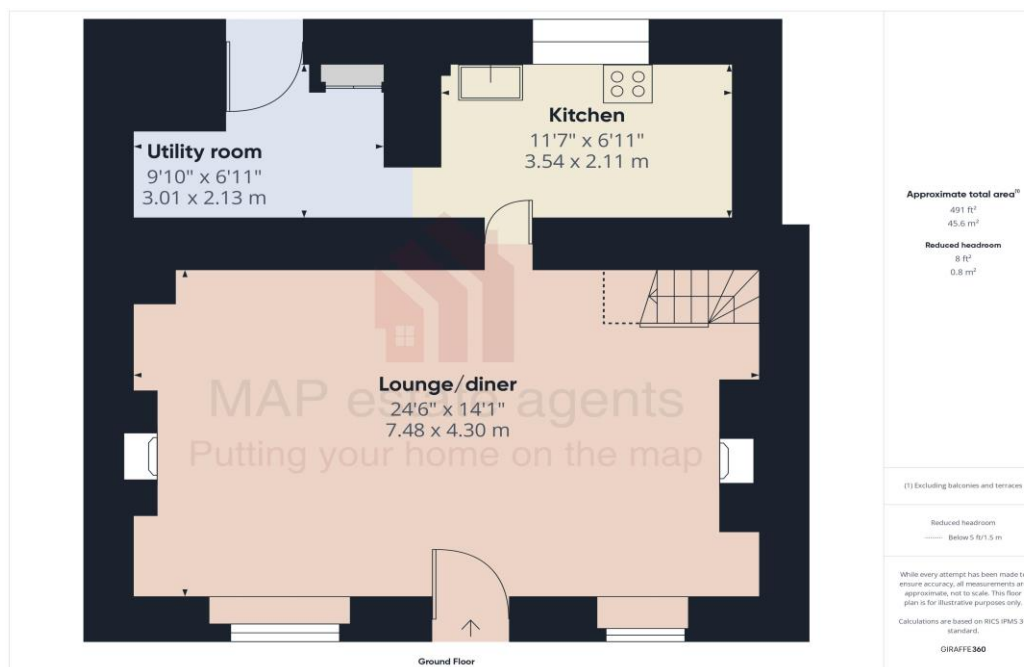


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Central village location
- Double fronted terraced cottage
- 24' Lounge/Diner
- Updated kitchen
- Separate utility room
- Two double bedrooms
- Principal bedroom en-suite
- Updated bathroom
- Enclosed sunny rear garden with patio
- On-street parking to front or space at rear that could be reinstated



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)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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