

camel

H O M E S



8 The Square

Grampound Road, TR2 4DT

Guide Price £225,000



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The Property and Surrounding Area

Occupying a quiet cul-de-sac location is this 3-bedroom terrace home. Accommodation is laid out over three floors, with a bedroom/study and W.C. on the ground floor, a living room/diner with a Juliette balcony, and a kitchen on the first floor, and two bedrooms, a family bathroom, and a master bed en-suite on the second floor. Additionally, there is a large garage, enclosed courtyard, and driveway parking.

These popular homes feature a unique design and, although located in a quiet cul-de-sac, are within the heart of this community-based village. The village itself benefits from a shop/post office, a cricket club with a pavilion, a village hall, as well as a pre-school, junior school, and a school bus to The Roseland Academy. There are also some wonderful countryside walks, and you would be ideally situated for easy access to St Austell and Truro, with the added convenience of being within motoring distance to the A30.

Further benefits of the property include gas central heating and double glazing

Entrance Hall

Bedroom Three/Study

8'3" x 7'5" (2.51m x 2.26m)

W.C

4'10" x 3'10" (1.47m x 1.17m)

Landing (1st Floor)

Living Room/Diner

18'5" x 8'9" plus 6'10" x 4'10" (5.61m x 2.67m plus 2.08m x 1.47m)

Kitchen

7'10" x 7'5" (2.39m x 2.26m)

Landing (2nd Floor)

Bedroom One

10'11" x 10'3" (3.33m x 3.12m)

En-Suite Shower Room

Bedroom Two

10'9" x 7'4" (3.28m x 2.24m)

Garage

19'7" x 8'1" (5.97m x 2.46m)

Electric roller door. Light and power and pedestrian door to the courtyard.

Courtyard Gardens

To the rear of the property, with french doors from the study/bedroom three, you will find fully enclosed, paved court yard gardens. From here there is access into the garage.

Driveway Parking

The driveway is located to the front of the garage where you have parking for one car.

Directions

Sat Nav: TR2 4DT

What2words: [///congested.roadmap.lively](#)

Property Information

Age of Construction: 2000's (Assumed)

Construction Type: Block (Assumed)

Heating: Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: C

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can

be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



Hybrid Map



Terrain Map



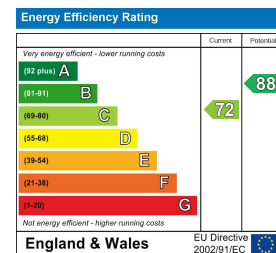
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.