

EST. 1999

CAMEL

COASTAL & COUNTRY



33 Parcandowr

Grampound Road Truro, TR2 4TY

Guide Price £204,950



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The Property

33 Parcandowr is a delightful semi-detached property located in a sought-after residential area near the village centre. Backing onto open countryside, the property enjoys a serene and picturesque setting.

The well-maintained home offers spacious living, including a sitting room, a large kitchen/dining room, two double bedrooms, and a bathroom. While in good decorative order, the kitchen and windows may benefit from modern updates. Outside, the property features front and rear gardens with parking for two cars.

Grampound Road is a vibrant village with excellent amenities, including a post office, general store, pub, and a newly built primary school. Situated just over a mile from the A390, the property offers easy access to Truro (8 miles) and St. Austell. The nearby Roseland Peninsula and South Cornish coast provide stunning beaches and outdoor attractions.

Ideal for first-time buyers or as an investment opportunity, this property offers a fantastic chance to create a comfortable and modern home in a wonderful location.

Entrance Porch

4'10 x 3'1 (1.47m x 0.94m)

Living Room

12'1 x 11'5 (3.68m x 3.48m)

Rear Hall

5'3 x 2'11 (1.60m x 0.89m)

Kitchen/Diner

15'8 x 7'9 (4.78m x 2.36m)

Landing

Bedroom

10'8 x 8'5 (3.25m x 2.57m)

Bedroom

11'9 x 8'6 (3.58m x 2.59m)

Bathroom

6'9 x 6'5 (2.06m x 1.96m)

Gardens

A small area of lawn lies to the front of the property where a path leads to the front door. To the rear the garden is enclosed with a Cornish stone hedge and is mainly laid to lawn with a small path leading to the back door.

Parking

Parking can be found to the front and rear of the property.

Directions

Sat Nav: TR2 4TY

What3words: ///audible.riskiest.cigar

For further information please contact Camel Coastal & Country. 01872 571454

Property Information

Age of Construction: 1980's (Assumed)

Construction Type: Brick/Block/Timber (assumed)

Heating: Mains Electric

Electrical Supply: Mains

Water Supply: Mains

Tel: 01872 571454

Sewage: Mains
Council Tax: B
EPC: E45
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



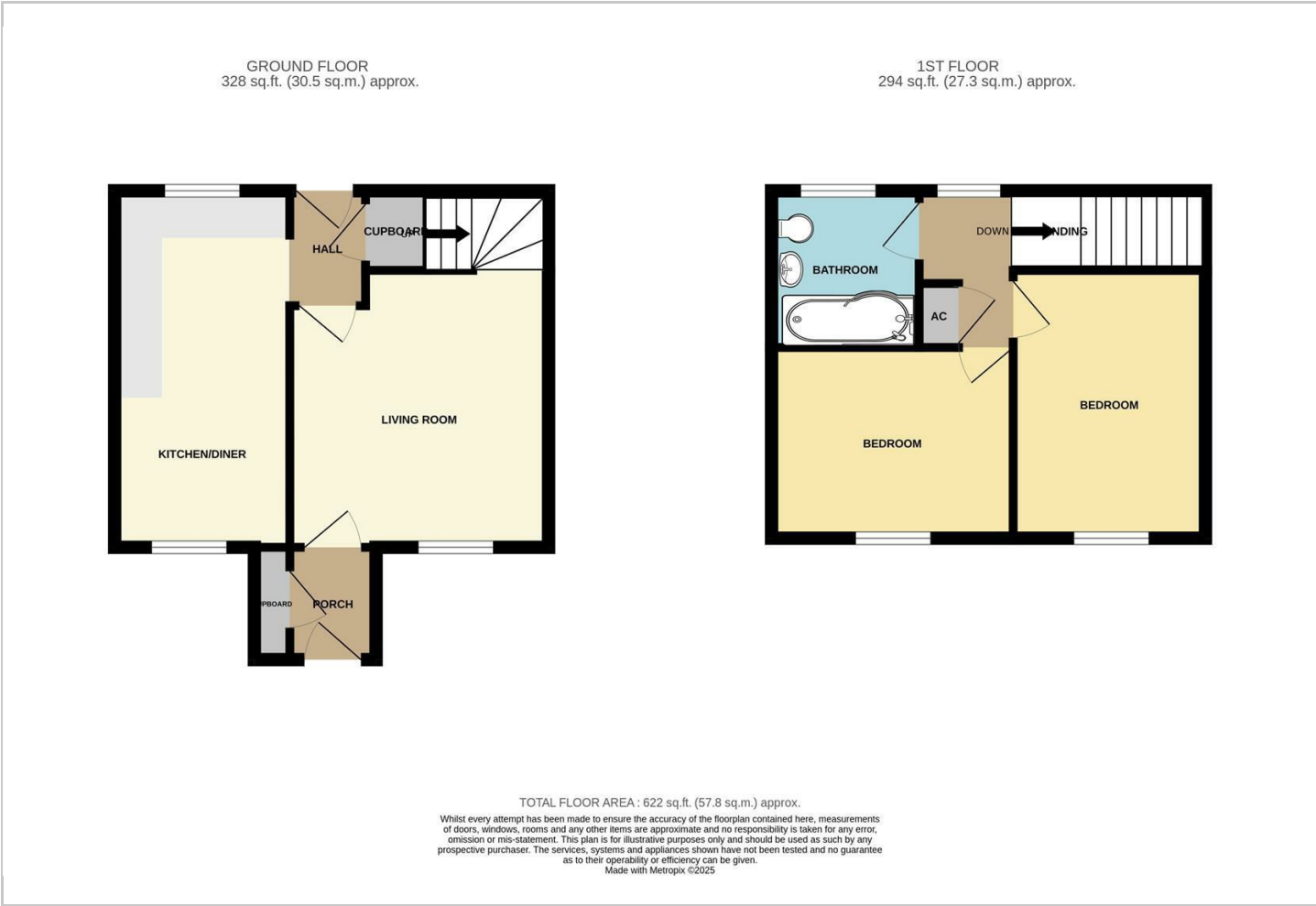
Hybrid Map



Terrain Map



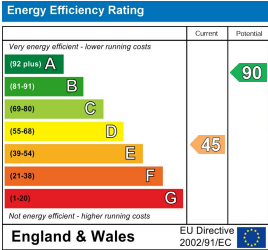
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.