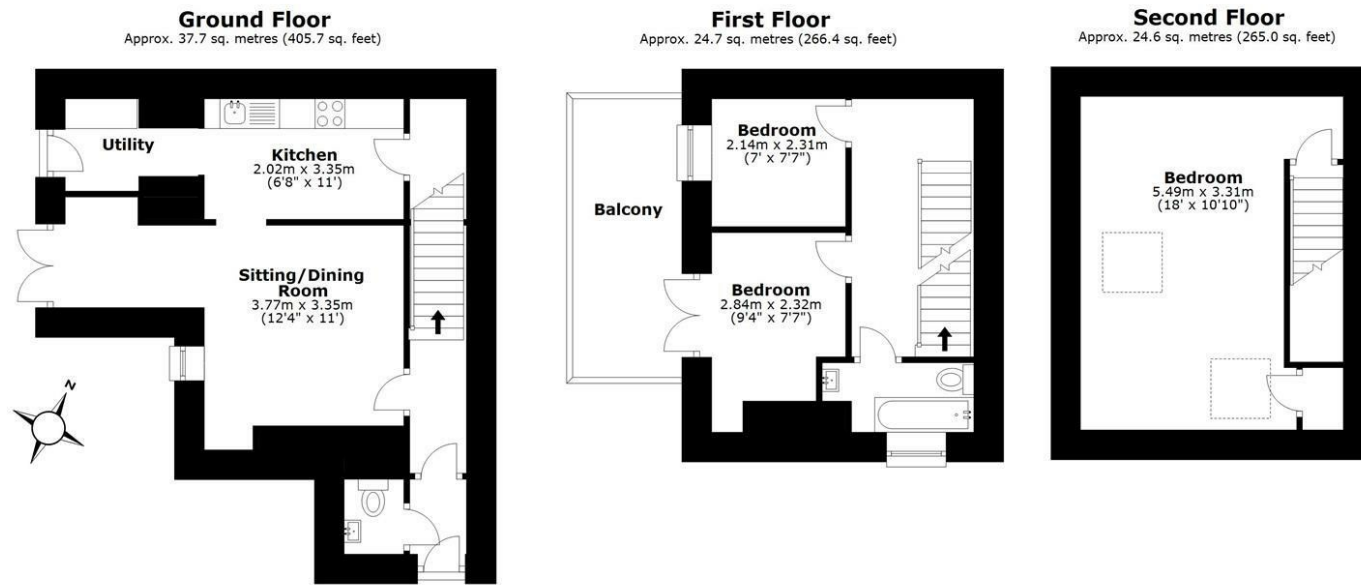


GRAMPOUND ROAD



Total area: approx. 87.0 sq. metres (937.0 sq. feet)

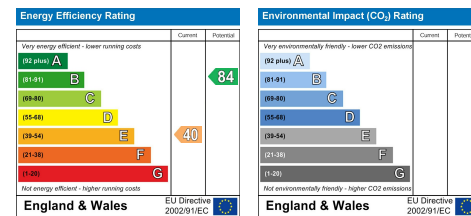
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such. Plan produced using PlanUp.

2 Stoneleigh, Grampond Road

KEY FEATURES

- Three Bedrooms
- Kitchen
- Cloakroom
- Enclosed Garden
- Double Glazing
- Lounge/Dining Room
- Utility Room
- Bathroom
- Parking For Two Cars
- No Chain

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



2 STONELEIGH, STATION ROAD, GRAMPOND ROAD, TRURO, TR2 4EE
MODERN TERRACED HOUSE IN NON ESTATE POSITION

At the end of a no through road and within walking distance of the village amenities.
 Rented for many years and now in need of modernisation.
 Accommodation over three floors. Far reaching views from the side.
 Three bedrooms, kitchen, lounge/dining room, bathroom and cloakroom.
 Enclosed garden. First floor balcony. Double Glazing.
 Parking for two cars. Sold with no chain.
 Priced to sell quickly - early viewing advised.
 Freehold. Council Tax Band C. EPC - E.

GUIDE PRICE £199,950

CONTACT US

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 TR1 2QS

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 TR2 5DT

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GENERAL COMMENTS

2 Stoneleigh is an individual end of terraced house located in a convenient, non estate position within the sought after village of Grampound Road. The location is very pleasant and within walking distance of the village facilities, bus stop and cricket club. Originally the house formed part of The Midway Hotel which ceased trading when the main line railway station closed many years ago. The building was converted approximately twenty years ago into four houses.

The accommodation is spread over three floors and there is a balcony on the first floor. There are three bedrooms, kitchen, lounge/dining room, utility room, cloakroom and bathroom. Outside is a small enclosed garden and parking for two cars. The house has been rented for many years and is now a little tired and in need of modernisation. It is sold with no chain and an internal viewing is essential.

LOCATION

Grampound Road is a thriving community just over a mile from the A390 Truro to St. Austell Road. There is a good range of village facilities including an excellent post office and general store, Cricket club with clubhouse and primary school. The village of Ladock offers a Church and traditional pub with further facilities available in the nearby villages of Probus and Grampound. The city of Truro with its Cathedral and fine shopping centre is about eight miles away. The village is located in a very central location and therefore convenient for access throughout the County. The Roseland Peninsula with its beautiful beaches is a short drive away.

In greater detail the accommodation comprises (all measurements are approximate):



ENTRANCE HALL

CLOAKROOM

A half tiled room. Low level w.c, wash hand basin, extractor fan.

SITTING/DINING ROOM

12'4" x 10'11" (3.77m x 3.35m)
Window to side. Telephone and television points.

Dining area with french doors opening to the side garden. Door to:

DINING AREA

KITCHEN

10'11" x 6'7" (3.35m x 2.02m)
Base and eye level kitchen units, single stainless steel sink/drainer, integral electric oven with ceramic hob and extractor hood over. Deep storage cupboard.

UTILITY AREA

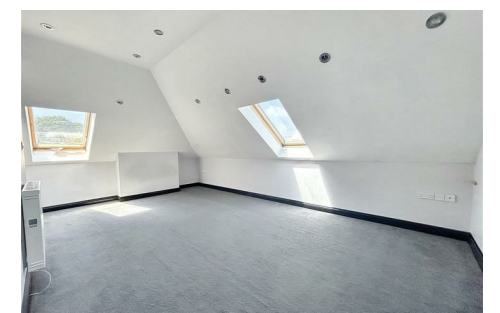
Worktop with space and plumbing for washing machine and space for tumble drier below. Eye level kitchen units. Half glazed door to side garden.

FIRST FLOOR

Landing with doors to two bedroom and bathroom. Stairs to second floor.

BEDROOM ONE

7'6" x 7'0" (2.31m x 2.14m)
Window to side. Telephone and television points.



BEDROOM TWO

9'3" x 7'7" (2.84m x 2.32m)
French doors opening onto balcony providing sitting out space. Telephone and television points. Electrorad heater.

BATHROOM

A white suite comprising low level w.c, pedestal wash hand basin, panel bath with fully tiled surround and Mira electric shower over. Frosted window to front.

SECOND FLOOR

BEDROOM THREE

18'0" x 10'10" (5.49m x 3.31m)
Two Velux windows. Telephone and television points. Electrorad heater. Airing cupboard housing factory lagged hot water cylinder.

OUTSIDE

At the front is parking for two cars. "Pod Point" electric car charging point. Steps rise up to the front door. Outside light. A path leads around the front of the house to the side garden. The garden has been Astro turfed for ease of maintenance. It is enclosed within metal railings and enjoys the afternoon and evening sun. There is a patio accessed from the dining room providing sitting out space. Two outside lights and tap. The garden shed is included in the sale. There is also a first floor balcony for additional sitting out accessed from the bedroom.

SERVICES

Mains water, electric and drainage are connected.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceed into the village of Grampound Road from the Truro direction and take the first right-hand turning into Station Road. 2 Stoneleigh will be found at the very end on the right hand side where a Philip Martin board has been erected.