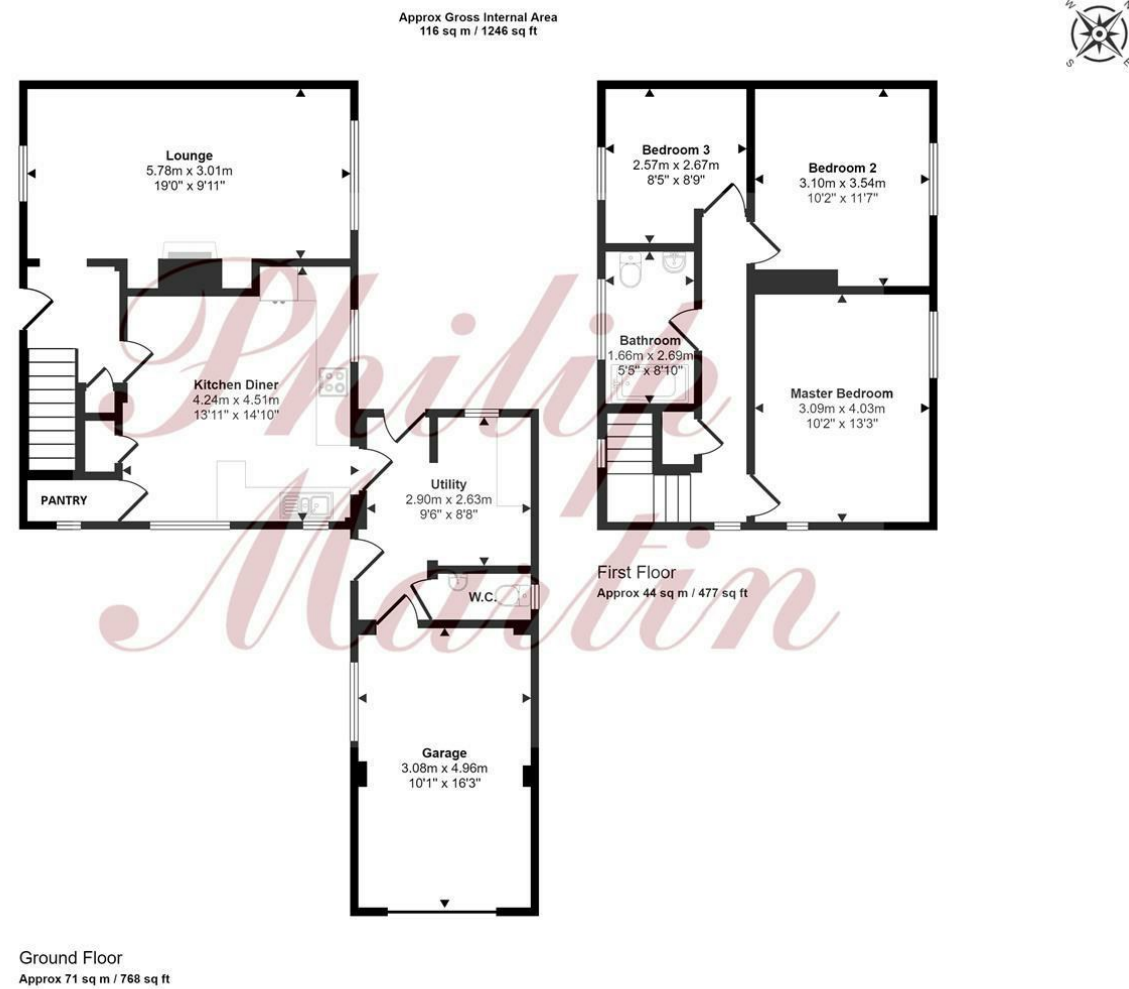


GRAMPOUND

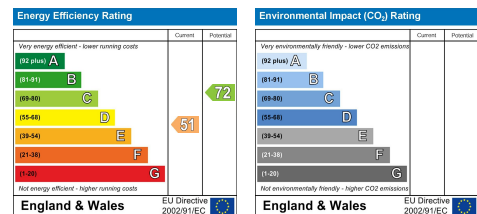


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- SEMI-DETACHED
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- PANTRY & LOTS OF STORAGE
- POTENTIAL FOR DEVELOPMENT
- LARGE PLOT
- UTILITY & CLOAKROOM
- DRIVEWAY PARKING & GARAGE
- POPULAR VILLAGE LOCATION
- VIEWING ESSENTIAL

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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8 NEW HILL ESTATE, GRAMPOUND, TRURO, TR2 4RA
SPACIOUS SEMI DETACHED HOUSE OCCUPYING LARGE PLOT

This three bedroom semi detached house is sat within a quiet semi rural position just a short walk from the village centre. Occupying a substantial plot with a large garden and private driveway providing plenty of parking. Generously proportioned accommodation comprising; three bedrooms and bathroom on the first floor with sitting room, kitchen/dining room, cloakroom, utility room and integral garage to the ground floor. The property also benefits from oil central heating and double glazing. EPC - E. Freehold. Council Tax - B.

GUIDE PRICE £340,000

THE PROPERTY

8 New Hill Estate is a spacious semi detached house located close to the centre of Grampond village yet in a quiet semi rural position well away from the main road. The property has its own independent access from Pepo Lane which is a quiet country lane. The dwelling occupies a large plot with good size gardens to either side, as well as a garage. In all, the accommodation includes; three bedrooms and bathroom on the first floor with a sitting room, kitchen/dining room, cloakroom, utility room and integral garage to the ground floor. There is huge potential to extend the property subject to gaining any necessary consent. The property also benefits from double glazing, oil fired central heating and photo-voltaic solar panels which provides a useful income from the feed in tariff and reduces the electricity bills. An internal viewing is essential.

GRAMPOUND

The village of Grampond lies on the A390 between Truro and St. Austell and offers a variety of local facilities for daily needs including shop, church, primary school, pub, village amenities cafe and village hall. The village has the benefit of a regular bus service and is also close to the picturesque attractions of the Roseland Peninsula and the south Cornish coast. The city of Truro with its fine Cathedral, major shopping centre and main line railway link to London (Paddington) is about nine miles. St. Austell is about six miles.

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

Fully double glazed door opening to:-

ENTRANCE HALL

Stairs leading to first floor with storage cupboard below. Radiator. Doors leading to kitchen/dining room and:-

SITTING ROOM

18'11" x 9'10" (5.78m x 3.01m)

A dual aspect room with windows overlooking the front and rear garden. Feature open fireplace. Radiator.

KITCHEN/DINING ROOM

14'9" x 13'10" (4.51m x 4.24m)

Dual aspect room with window to both sides and fitted with a range of base and eye level kitchen units with worktops over and tiled splashbacks. Integrated electric oven, as well as electric hob with extractor fan over. Inset stainless steel sink and drainer, double integral oven, space and plumbing for dishwasher and space for fridge/freezer. Storage cupboard. Walk-in larder cupboard with shelves and electrics for the inverter of the photo-voltaic roof panels. Ample space for dining table. Radiator.

UTILITY ROOM

9'6" x 8'7" (2.90m x 2.63m)

Doors leading to front and rear gardens. Window to rear. Oil fired central heating boiler. Space and plumbing for washing machine.

CLOAKROOM

Low level W.C. and wash hand basin.

INTEGRAL GARAGE

16'3" x 10'1" (4.96m x 3.08m)

Metal up and over garage door which has the compatibility to be converted to an electric up and over door. Light and power. Window to rear. Door to utility room.



FIRST FLOOR

LANDING

Loft access, radiator, shelved airing cupboard with storage cupboard over and window to front.

BEDROOM ONE

13'2" x 10'1" (4.03m x 3.09m)

Dual aspect room with windows overlooking the side and rear garden. Radiator.

BEDROOM TWO

11'7" x 10'2" (3.54m x 3.10m)

Window overlooking the rear garden. Radiator.

BEDROOM THREE

8'9" x 8'5" (2.67m x 2.57m)

With window overlooking the front garden. Radiator.

BATHROOM

8'9" x 5'5" (2.69m x 1.66m)

Comprising bath with shower over, pedestal hand wash basin and low level w.c. Frosted window to front. Radiator and extractor fan.

OUTSIDE

The property is approached from Pepo Lane and double gates open to the driveway where there is parking as well as access to the garage. There are gardens to the front and rear of the property, mainly laid to lawn with a range of mature shrubs and trees. A pathway runs along the side of the garage with steps leading to this garden and there is also a doorway providing rear entrance into the utility room. There is potential to extend the property, subject to the necessary planning consent.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.

N.B

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

TENURE

Freehold.

COUNCIL TAX

B.

DIRECTIONS

Proceeding from Truro along the A390 proceed into the village of Grampond passing the Dolphin Inn (on the left) and take the next left hand turning into Pepo Lane. Continue past the entrance to the New Hill Estate and the property is easily located on the left where a Philip Martin board has been erected.

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.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

