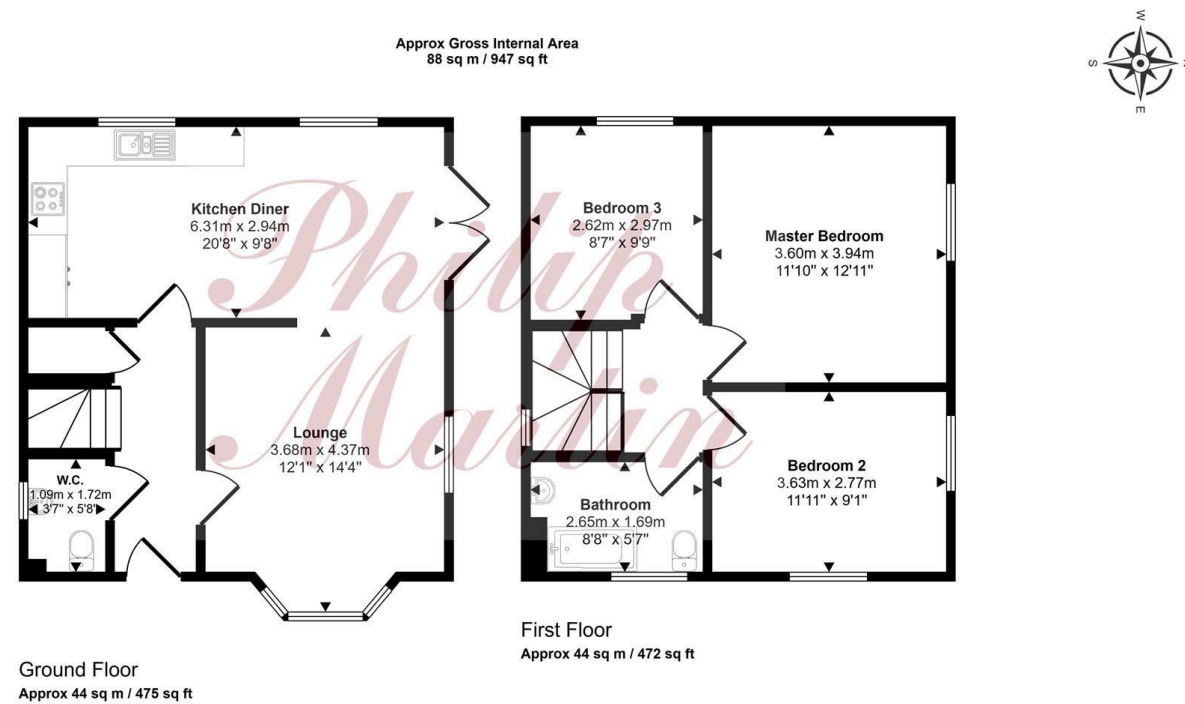


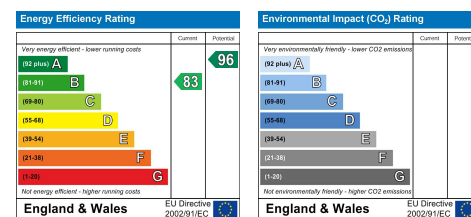
## FORE STREET, GRAMPOUND



### KEY FEATURES

- DETACHED MODERN HOUSE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM
- CLOAKROOM
- GARDEN
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CHY KELLIS, FORE STREET, GRAMPOUND, TRURO, TR2 4SB DETACHED MODERN HOUSE WITH PARKING AND GARAGE

This three bedroom detached modern property is situated in the popular village of Grampond; providing easy access to both Truro and St Austell. The property has been finished to a high standard throughout, with an open plan layout to the ground floor and three double bedrooms to the first floor. The accommodation includes; three bedrooms, bathroom, cloakroom, sitting room and kitchen/ dining room. Externally there is off road parking, garage and garden laid to lawn as well as a fantastic decking with pergola. The property also benefits from air source heating and double glazing throughout.

EPC - B. Freehold. Council Tax - D.

GUIDE PRICE £395,000

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## THE PROPERTY

Chy Kellis is a modern three bedroom detached property situated in the sought after village of Grampound. The property has been built and finished to a very high standard throughout with light and spacious rooms. The accommodation comprises entrance hall, sitting room, kitchen/ dining room and cloakroom to the ground floor with three bedrooms and a bathroom to the first floor. The property has a concrete block outer skin with Thermalite blockwork to the inner skin and therefore it is not timber framed.

Externally, there is a garden to the side of the property that is completely enclosed and therefore perfect for children and pets that has been laid to a combination of patio, lawn and a raised decking area with a pergola. There is also off road parking for one vehicle as well as garaging. The property benefits from air source heating and double glazing throughout.

## GRAMPOUND

The village of Grampound 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):

## GROUND FLOOR

The ground floor benefits from underfloor heating, with plenty of windows to allow natural light throughout.

## ENTRANCE HALL

## CLOAKROOM

Vanity hand wash basin and low level W.C. Obscured window to side aspect.

## KITCHEN/ DINING ROOM

20'8" x 9'7" (6.31m x 2.94m)

Dual aspect room with two windows to rear and double doors opening out onto side patio and garden. High quality German kitchen fitted with a range of base and eye level units with worktops over and splashbacks. Integrated Bosch appliances including dishwasher and fridge/ freezer. Twin oven and hob with extractor fan over. Inset stainless steel sink and drainer.

## SITTING ROOM

14'4" x 12'0" (4.37m x 3.68m)

Dual aspect room with window to side and bay window to front.

## FIRST FLOOR

## LANDING

Window to side aspect and access to loft. Doors into;

## BEDROOM ONE

12'11" x 11'9" (3.94m x 3.60m)

Window to side aspect. Radiator.



## BEDROOM TWO

11'10" x 9'1" (3.63m x 2.77m)

Dual aspect bedroom with windows to front and side aspect. Radiator.

## BEDROOM THREE

9'8" x 8'7" (2.97m x 2.62m)

Obscured window to rear aspect. Radiator.

## BATHROOM

8'8" x 5'6" (2.65m x 1.69m)

Fitted with a modern suite with tiled flooring. Vanity hand wash basin, bath with shower over and low level W.C. Obscured window to front, extractor fan and heated towel rail.

## OUTSIDE

To the side of the property there is a sizeable garden that has been laid initially to patio and then extends further to a section of lawn; as well as a raised decking area with a pergola to enjoy the sunny aspect throughout the day. The garden area is completely enclosed and therefore is suitable for children and pets. There is also access around the rear of the property into the garage.

## GARAGE

Light and power connected. Electric door to front and rear door from garden. Window to rear aspect.

## SERVICES

Mains water, electric and drainage. Air source heating.

## N.B

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



## COUNCIL TAX

D.

## TENURE

Freehold.

## DIRECTIONS

From Truro proceed in an easterly direction along the A390 into Grampound village. The property will be found set back from the road on the right hand side and can be identified by a Philip Martin for sale board.

## 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

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