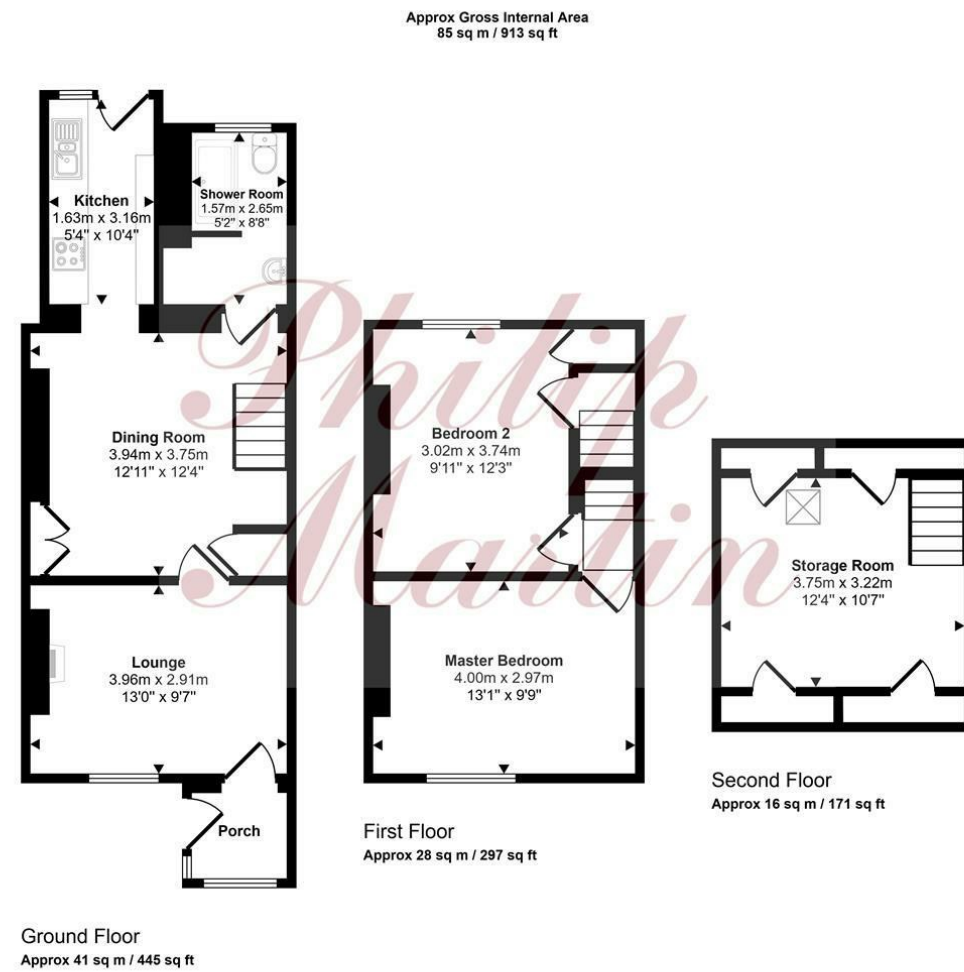


GRAMPOUND ROAD

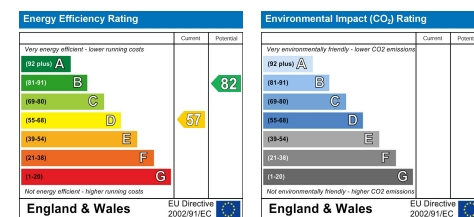


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- Two Double Bedrooms
- Dining Room
- Shower Room
- Enclosed Gardens
- Double Glazing
- Sitting Room
- Kitchen
- Second Floor Store Room
- Gas Central Heating
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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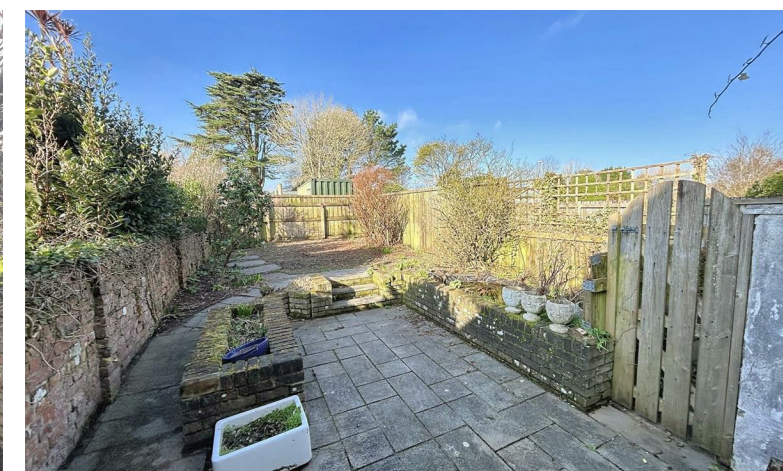
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3 BELMONT TERRACE, GRAMPOUND ROAD, TRURO, TR2 4DU

ATTRACTIVE PERIOD COTTAGE

Located in the heart of this sought after village within walking distance of facilities.

Spacious accommodation with high ceilings and well proportioned rooms.

Two double bedrooms, sitting room, dining room, kitchen and shower room.

Storage room/study on the second floor converted attic.

Gas central heating. Double glazed windows.

Council Tax Band A. EPC D. Freehold

No Chain.

GUIDE PRICE £215,000

GENERAL COMMENTS

3 Belmont Terrace is a very attractive terraced period cottage located in the heart of Grampound Road village. The cottage is well presented throughout with high ceilings and all the rooms are light and spacious. The cottage has handsome stone elevations together with enclosed front and rear gardens. It has been let out for many years and is now being sold with vacant possession and no onward chain. The accommodation includes: entrance porch, sitting room, dining room, kitchen, ground floor shower room with two bedrooms on the first floor. The loft has been converted but does not comply with building regulations so cannot be described as a bedroom but is a very useful home office/store room.

Outside is an enclosed front garden with lawn and at the rear is a private enclosed garden that includes a patio and raised section with potential for a lawn. All of the windows are double glazed and there is mains gas fired central heating. An internal viewing is essential.

LOCATION

Grampound Road has an excellent shop/post office for daily needs and a very active cricket club with social club. Probus has further excellent village facilities including farm shop, pub and several takeaways whilst Truro and St. Austell offer a full range of shopping facilities at eight miles and seven miles respectively. Both Truro and St. Austell offer a rail link to London (Paddington). 3 Belmont Terrace is also about a ten minute drive from the A30 and therefore enjoys easy access to all parts of the county including both north and south Cornish coasts.

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

ENTRANCE PORCH

Half glazed entrance door. Windows overlooking the front garden. Tiled floor. Wall light. Glazed door to:

LOUNGE

12'11" x 9'6" (3.96m x 2.91m)

Feature tiled fireplace incorporating electric inset fire. Solid wood floor. Window overlooking the front garden. Two wall lights. Radiator. Glazed door to:

DINING ROOM

12'11" x 12'3" (3.94m x 3.75m)

Former fireplace (blocked up) with attractive brick arched lintel. Large cupboard in firebreast recess. Stairs to first floor with storage cupboard below. Radiator. Doors to kitchen and shower room.

KITCHEN

10'4" x 5'4" (3.16m x 1.63m)

A selection of base and eye level kitchen units. Diplomat integral double oven with ceramic hob and extractor fan over. Display cabinet. One and a half bowl stainless steel sink with drainer, space and plumbing for dishwasher. Window and half glazed door opening to rear garden.

SHOWER ROOM

8'8" x 5'1" (2.65m x 1.57m)

A white suite with low level w.c, pedestal wash hand basin, double shower cubicle. Window overlooking the rear garden. Extractor fan. Mirror fronted cabinet with electric shaving point. Space and plumbing for washing machine. Radiator.

FIRST FLOOR



BEDROOM ONE

13'1" x 9'8" (4.00m x 2.97m)

Window to front with views toward the park and cricket ground. Radiator.

BEDROOM TWO

12'3" x 9'10" (3.74m x 3.02m)

Window overlooking the rear garden. Radiator. Cupboard housing Glow Worm mains gas central heating boiler. Door opening to stairwell leading to second floor.

SECOND FLOOR

STORE ROOM/STUDY

12'3" x 10'6" (3.75m x 3.22m)

Velux window. Exposed roof trusses. Storage in eaves.

OUTSIDE

At the front is a level garden enclosed within a solid wall. A pedestrian gateway opens to a pathway that leads up to the front porch. The garden is mainly lawn with several shrubs and plants.

The larger rear garden is also enclosed and private. It enjoys the afternoon and evening sun and has a patio for sitting out with built in barbeque and fish pond. Steps lead up to a larger area that has been lawn in the past but became somewhat overgrown and was neglected by the previous tenants. There is huge potential to create a large lawn if required.

SERVICES

Mains water, drainage and gas 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

Turn off the A390 signposted Grampound Road between Probus and Grampound. Continue for just over one mile until you enter Grampound Road. Drive over the railway bridge and 3 Belmont Terrace is easily identified on the left where a Philip Martin sale board has been erected.

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.

