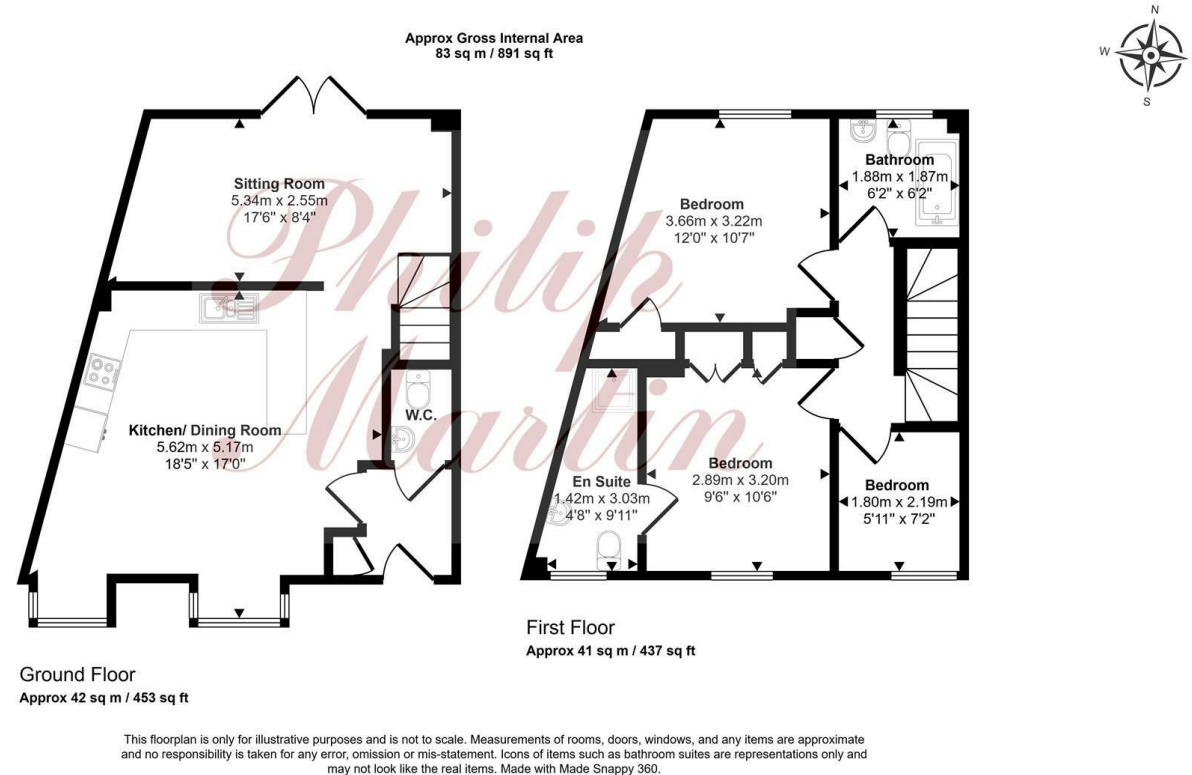


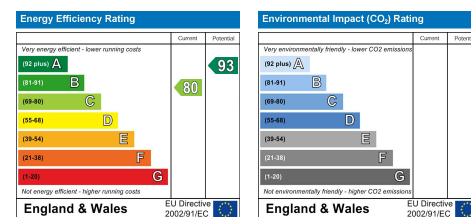
## OLD TANNERY LANE, GRAMPOUND



### KEY FEATURES

- THREE BEDROOMS
- MASTER EN-SUITE
- KITCHEN/DINING ROOM
- OFF ROAD PARKING
- WONDERFUL OUTLOOK
- BATHROOM & CLOAKROOM
- SITTING ROOM
- ENCLOSE REAR GARDEN
- POPULAR VILLAGE LOCATION
- WELL PRESENTED

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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### 15 OLD TANNERY LANE, GRAMPOUND, TRURO, TR2 4PZ MID TERRACED MODERN HOUSE IN DELIGHTFUL LOCATION

Situated in a wonderful position with a lovely rural outlook overlooking open countryside. Built to a high standard by a well known company in 2012. Immaculately presented throughout, the accommodation includes; hallway, cloakroom, kitchen/dining room, sitting room with double doors to the garden, three bedrooms, master with en-suite shower room and family bathroom. The property has a mature, enclosed sunny rear garden as well as allocated parking for two cars.

The property also benefits from double glazing and gas central heating.

EPC - C. Freehold. Council Tax - B.

GUIDE PRICE £340,000



## THE PROPERTY

15 Old Tannery Lane is a fantastic three bedroom mid terrace property situated within a quiet cul-de-sac location in the popular village of Grampound. Constructed in 2012, the property is immaculately presented throughout and finished to a high specification. The dwelling comprises; entrance hall, cloakroom, kitchen/dining room and sitting room to the ground floor with three bedrooms (master en-suite) and a bathroom to the first floor. The rear garden has been landscaped and now provides a mature garden with patio areas to outdoor dining and the sunny aspect throughout the day. There is also a timber summer house/shed. The property has double glazed windows throughout and gas central heating.

## 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

### ENTRANCE HALLWAY

Radiator. Door to a built-in and recessed cupboard, as well as doors into the kitchen/dining room and to:

### CLOAKROOM

Comprising low level w.c., and pedestal wash hand basin with tiled splashback. Radiator and extractor fan.

## KITCHEN/DINING ROOM

18'5" x 16'11" (5.62m x 5.17m)

Fitted with a range of base and eye level units with worktop over and upstands. Inset one and a half bowl stainless steel sink with drainer. Integrated appliances including double electric oven, four ring gas hob with extractor fan over. Space and plumbing for washing machine and dishwasher. Space for a dining table. Wall mounted central heating programmer. Two radiators. Walk-in window bay with windows on three sides and enjoying lovely rural views.

## SITTING ROOM

17'6" x 8'4" (5.34m x 2.55m)

Double doors leading out to the rear patio and garden. Staircase to the first floor. Two radiators.

## FIRST FLOOR

### LANDING

A turning staircase leads up from the sitting room with oak style and stainless steel effect balustrade. Access to a loft space. Door to cupboard housing hot water cylinder and gas central heating boiler. Doors to;

## BEDROOM

10'5" x 9'5" (3.20m x 2.89m)

Window to front aspect enjoying lovely rural views. Radiator. Fitted wardrobes. Door to:

## EN-SUITE

9'11" x 4'7" (3.03m x 1.42m)

Comprising low level w.c., pedestal wash hand basin and shower cubicle with wall mounted Mira Select shower. Heated towel rail and extractor fan. Obscured window to front.



## BEDROOM

12'0" x 10'6" (3.66m x 3.22m)

Window to the rear elevation with views over the garden. Radiator. Door to a built-in and recessed wardrobe with hanging rail and shelf.

## BEDROOM

7'2" x 5'10" (2.19m x 1.80m)

Window to the front elevation enjoying lovely rural views. Radiator.

## BATHROOM

6'2" x 6'1" (1.88 x 1.87m)

Comprising low level w.c., pedestal wash hand basin and bath with Mira Sport electric shower. Obscured window to rear, heated towel rail and extractor fan.

## OUTSIDE

A timber gate leads to the front garden and paved pathway leading to the front entrance door. Walled front boundary overlooking the communal green and countryside beyond.

The rear garden is completely enclosed with timber fencing and is therefore perfect for children/pets and has been wonderfully maintained and is laid to a combination of patio, chippings and lawn. There is a timber shed providing useful storage facilities. There is also a further raised patio area that enjoys the sunny aspect throughout the day. At the rear of the garden is a gate leading to the communal parking area whereby the property benefits from two allocated parking spaces.

## SERVICES

Mains Gas, water, electricity and drainage. Service charge for communal green areas, paths etc is approximately £30 a month.

## N.B

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



## COUNCIL TAX

B.

## TENURE

Freehold.

## DIRECTIONS

Approaching Grampound from the Truro direction, continue through the village taking the right hand turning signposted Bosillion Lane just before you leave the village. Take the second right hand turning into the development where the property can be found on the right hand side.

## 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.

