



CORNISH
BRICKS

2 Church Terrace South Street, Grampound Road

Guide Price £200,000



2 Church Terrace South Street

Grampound Road, Truro

DELIGHTFUL CORNISH COTTAGE, with BEAUTIFUL MATURE GARDEN, in the HEART OF THE VILLAGE, just a SHORT WALK TO THE AMENITIES within the POPULAR & CONVENIENT VILLAGE of GRAMPOUND ROAD, just a SHORT DRIVE from TRURO, ST. AUSTELL & A30.

The property has CHARACTER & CHARM in abundance with lots of TRADITIONAL FEATURES, boasts 2 RECEPTION ROOMS, BEAUTIFUL GARDEN, 2 DOUBLE BEDROOMS, LOG STORE & OUTBUILDING.

PROPERTY:

This property is everything you want from a Cornish cottage, you enter into the sitting room which has a beamed ceiling, sash window to the front elevation overlooking the beautiful garden, open fireplace, perfect for those winter nights.

Doorway through into the dining room with stairs to the first floor, beamed ceiling and access to the galley kitchen which has a Belfast sink unit, electric hob, and electric oven.

The ground floor accommodation is completed by the bathroom suite which has a balled bath with electric shower above, heated towel rail, pedestal wash basin, and low-level w/c.





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To the first floor the main bedroom has built in wardrobes and views across the garden, bedroom two also has storage.

EXTERNALLY:

Externally to the rear is a shared walkway with outside washroom with power connected, plumbing for washing machine and sink unit and useful wood store and shed.

To the front the beautiful garden, well stocked with an abundance of mature shrubs, trees and flower beds along with seating areas to take advantage of the sun throughout the day. Gated to the front.

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 Post office and General Store, Primary School, nursery, and Cricket Club which has a superb pavilion and social club.

Further facilities are available in the nearby villages of Probus and Grampound, whilst the A30, city of Truro and St Austell Town is only a short journey away which is what makes this village so convenient & popular.

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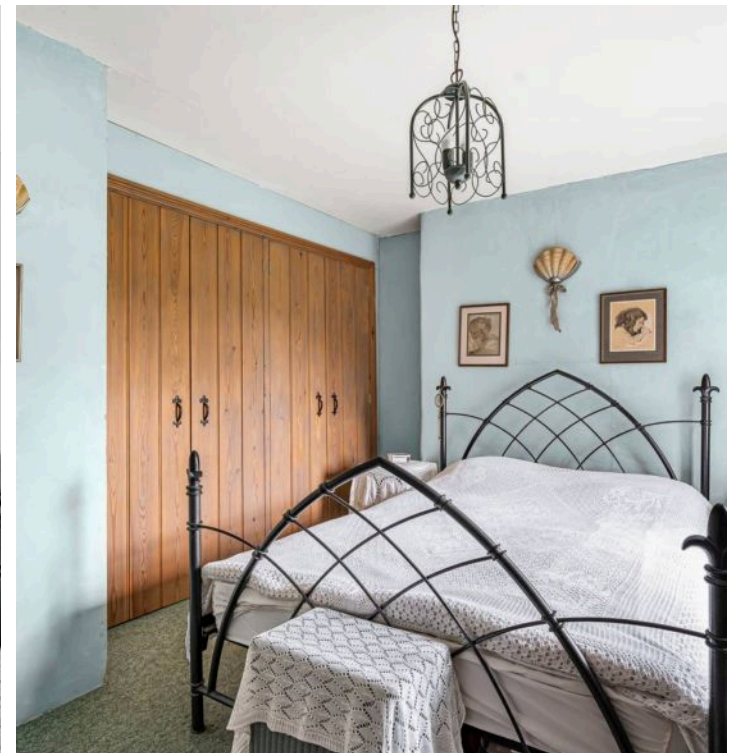
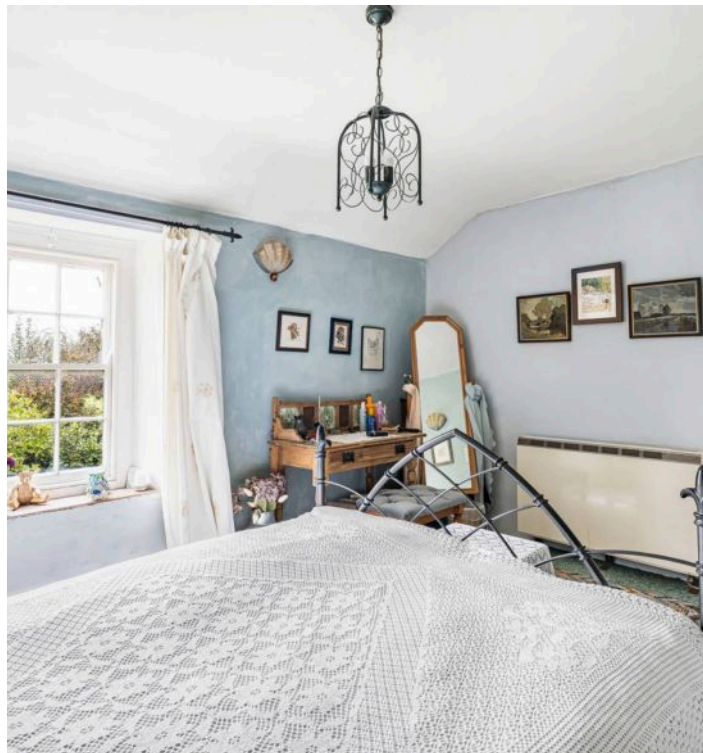
The village is also easily accessible to the picturesque Roseland Peninsula and many of the sandy beaches along the south Cornish coast.

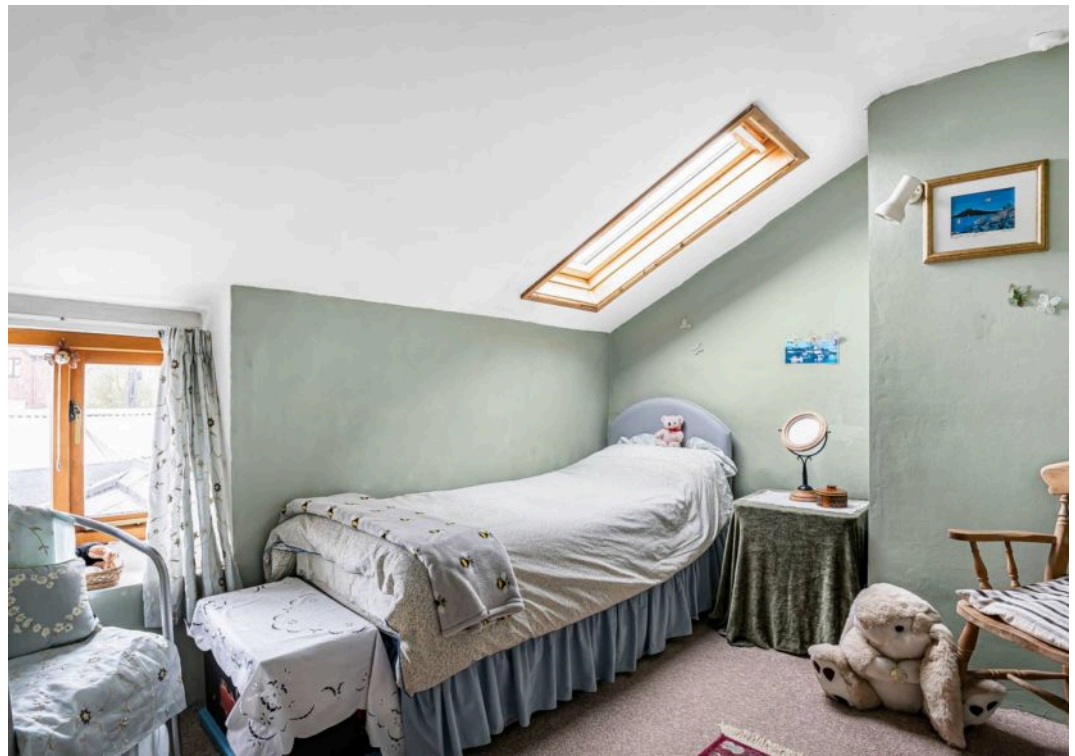
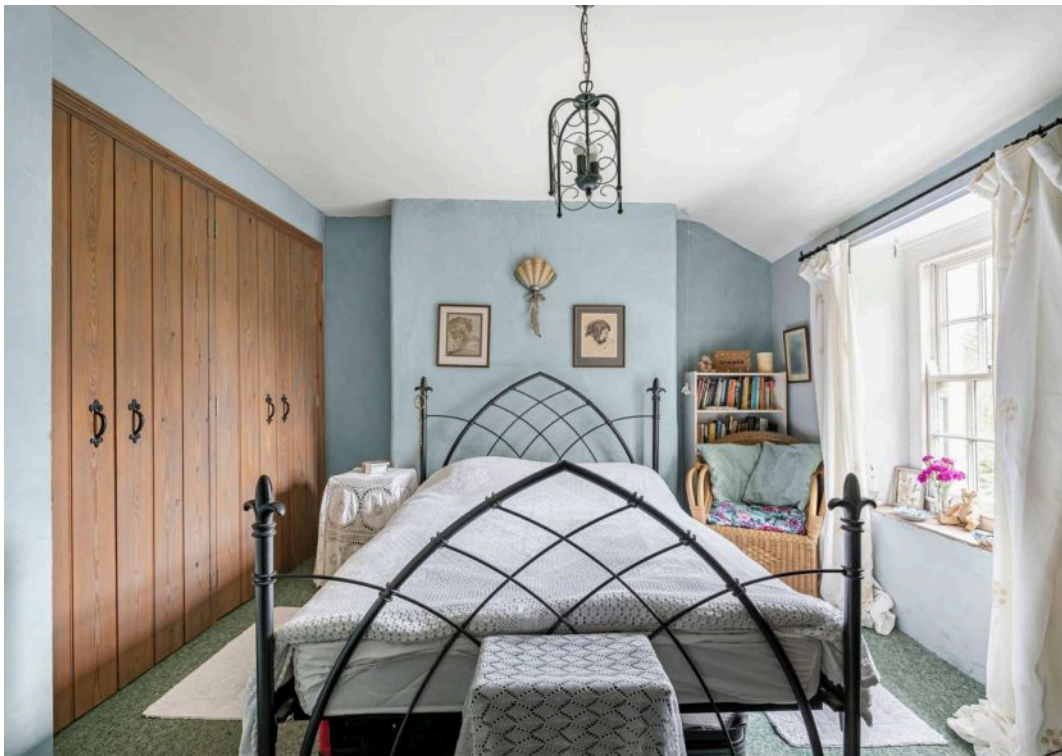
TENURE – Freehold

COUNCIL TAX – Band B

SERVICES: Mains Electric, Mains Water, Mains Drainage

HEATING & GLAZING: Wooden single glazed windows & electric storage heaters. Log burner in lounge.





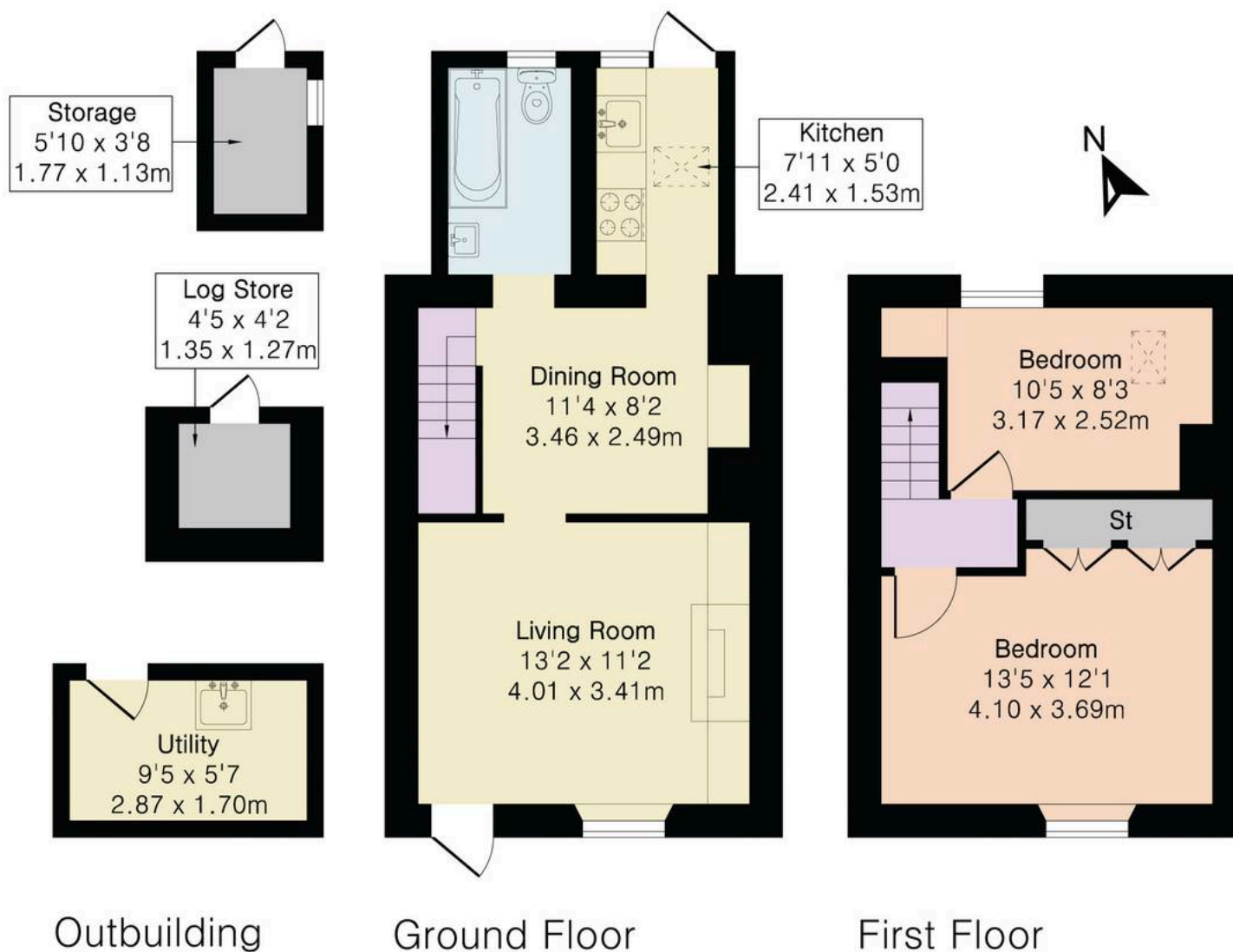


**Approximate Gross Internal Area 620 sq ft - 58 sq m
(Excluding Outbuilding)**

Ground Floor Area 361 sq ft – 34 sq m

First Floor Area 259 sq ft – 24 sq m

Outbuilding Area 93 sq ft – 9 sq m



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