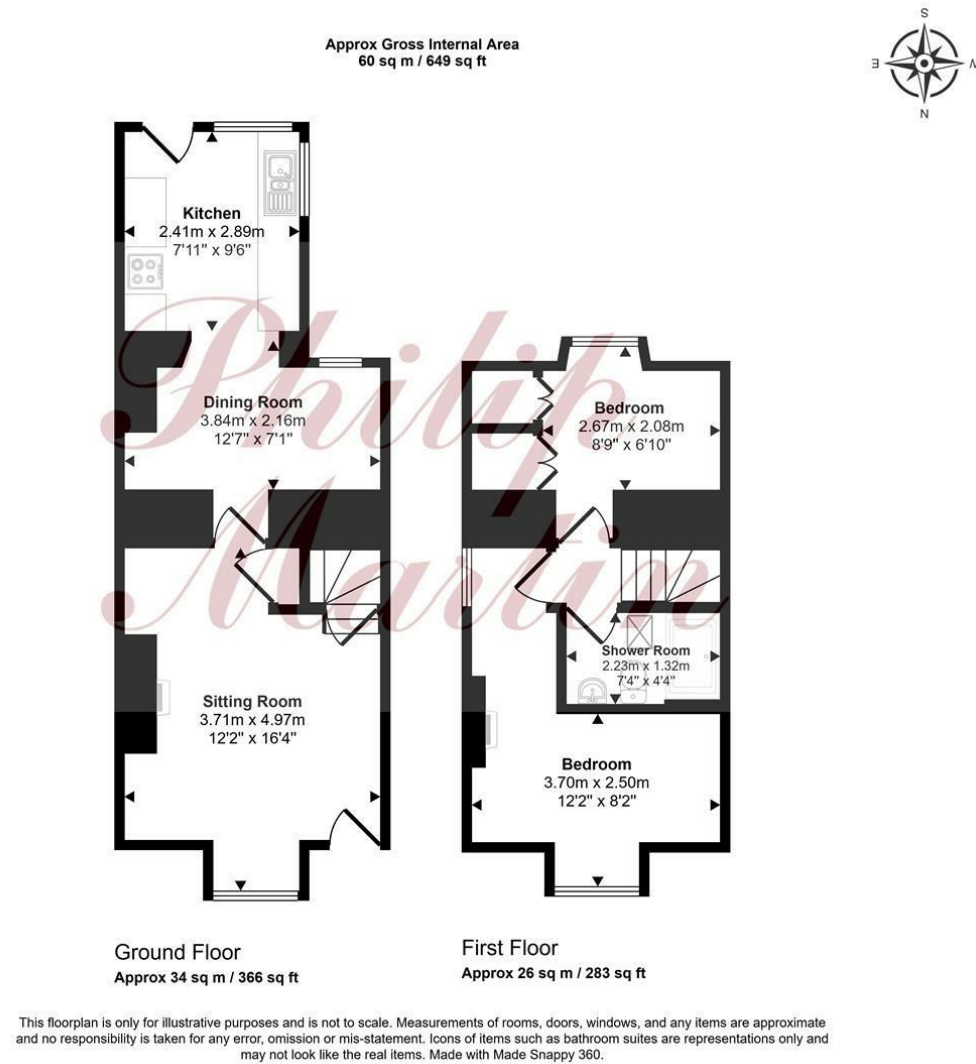


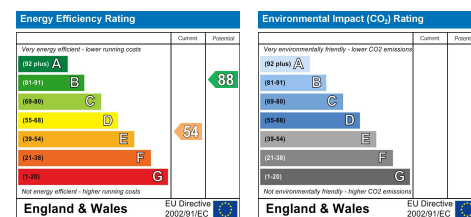
FORE STREET, GRAMPOUND



KEY FEATURES

- END TERRACE
- TWO DOUBLE BEDROOM
- SHOWER ROOM
- SITTING ROOM
- KITCHEN & DINING ROOM
- OFF ROAD PARKING
- ENCLOSED GARDEN
- POPULAR VILLAGE LOCATION
- CHARACTER FEATURES
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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THE COTTAGE, FORE STREET, GRAMPOUND, TRURO, TR2 4SB

CHARMING COTTAGE SITUATED IN POPULAR VILLAGE LOCATION

This end-terraced property is situated in the highly desirable village of Grampound. Immaculately presented and boasting period features including feature fireplace with wood burning stove and exposed ceiling beams. In all, the accommodation includes; sitting room, dining room, kitchen, two double bedrooms and a shower room. There is a rear courtyard garden, off road parking and an enclosed garden laid to lawn and decking area to enjoy the sunny aspect.

Viewing highly recommended.

EPC - E. Freehold. Council Tax - B.

GUIDE PRICE £265,000

THE PROPERTY

The Cottage is a charming two bedroom end of terrace character property situated in the popular and convenient village of Grampound. Beautifully presented and modernised in recent years, with the implementation of a new bespoke kitchen, shower room suite, re-decoration throughout, underfloor heating to the ground floor and a wood burning stove. In all, the accommodation comprises; sitting room, dining room and kitchen to the ground floor with two bedrooms and a shower room to the first floor. There is a rear courtyard garden, as well as a generous garden laid to lawn with timber shed and parking available for at least two vehicles. A character cottage that must be viewed to appreciate its quality and charm.

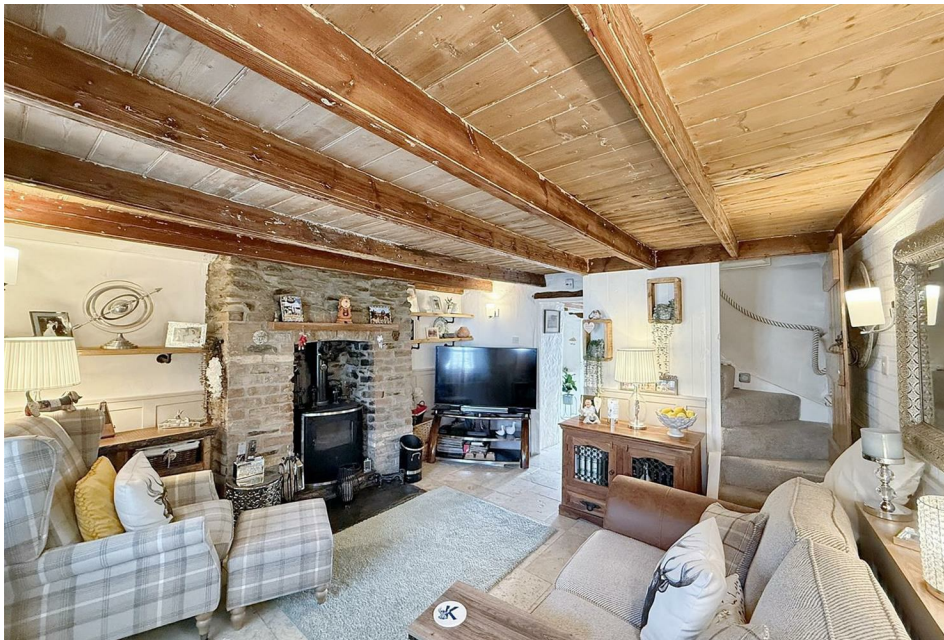
GRAMPOUND

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

With tiled flooring throughout and benefiting from under floor heating.



SITTING ROOM

16'3" x 12'2" (4.97m x 3.71m)
Window to front and feature fireplace housing wood burning stove. Exposed timber ceiling beams. Stairs rising to the first floor. Opening into;

DINING ROOM

12'7" x 7'1" (3.84m x 2.16m)
Space for dining table. Space for fridge/freezer. Window to rear. Opening to;

KITCHEN

9'5" x 7'10" (2.89m x 2.41m)
Dual aspect with windows to side and rear, with door out into rear courtyard. Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer. Space for plumbing for washing machine, dishwasher, tumble dryer, cooker with extractor fan over. Radiator. Wall mounted gas boiler.

FIRST FLOOR

BEDROOM

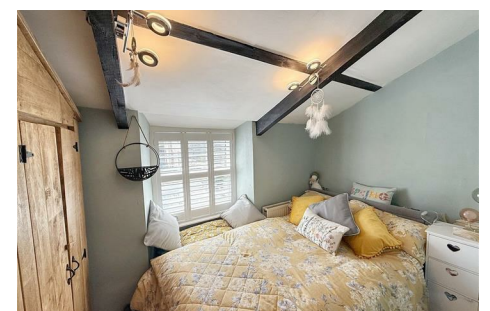
12'1" x 8'2" (3.70m x 2.50m)
Window to front. Radiator.

BEDROOM

8'9" x 6'9" (2.67m x 2.08m)
Window to rear. Radiator.

SHOWER ROOM

7'3" x 4'3" (2.23m x 1.32m)
A modern shower room with double walk in shower cubicle, vanity hand wash basin and low level w.c. Velux window, heated towel rail and extractor fan.



OUTSIDE

There is a rear courtyard that is laid to patio to enjoy the sunny aspect and provide an outdoor dining space. There is also space for a wood store. Just a short walk from the property; is off road parking for numerous vehicles, with an enclosed garden with timber fencing laid to lawn with an additional decking area providing an outdoor dining space. There is also a useful timber storage.

SERVICES

Mains water, electric, gas and drainage.

N.B

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

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

From Truro proceed in an easterly direction on the A390 towards St. Austell bypassing Probus village. Proceed into Grampound and the property will be easily identified on the right hand side where a Philip Martin For Sale 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.