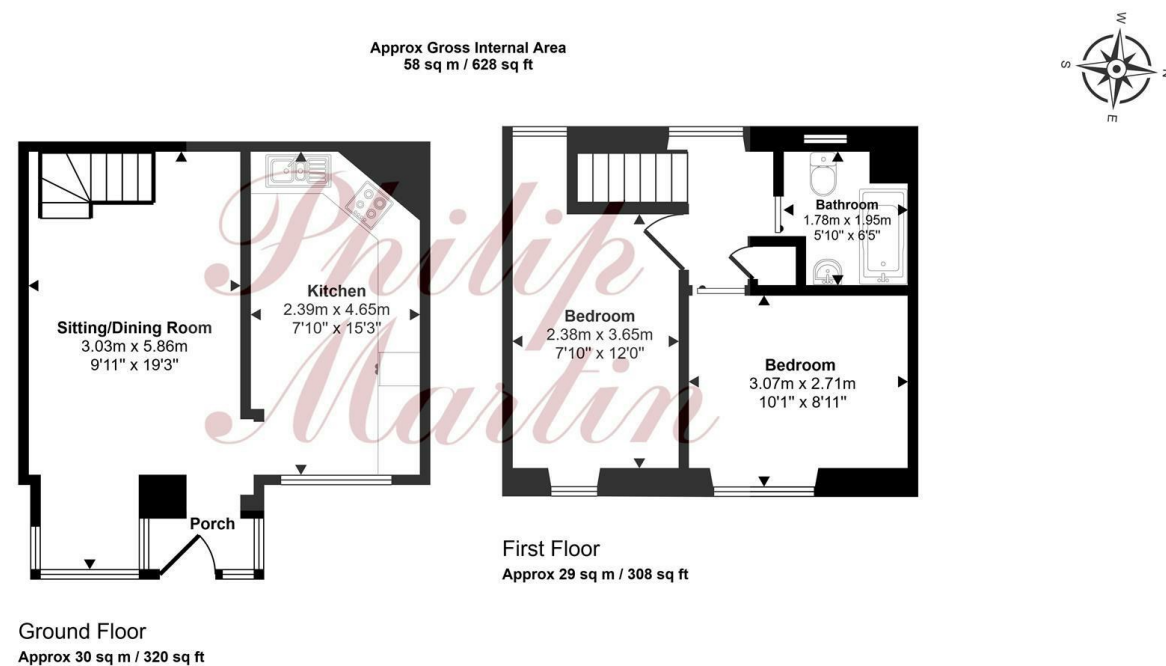


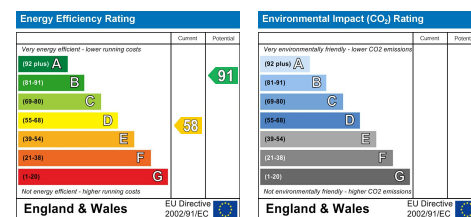
GRAMPOUND



KEY FEATURES

- END TERRACE COTTAGE
- TWO BEDROOMS
- KITCHEN
- SITTING/DINING ROOM
- BATHROOM
- CHARACTER FEATURES
- GARDEN & PARKING
- DOUBLE GLAZED & GAS C.H
- POPULAR VILLAGE LOCATION
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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1 ROSE COTTAGES, FORE STREET, GRAMPOUND, TR2 4RR

TWO BEDROOM COTTAGE SOLD WITH NO CHAIN

A charming end terrace cottage situated in the highly popular village of Grampound. Set back from the main thoroughfare, the property has been modernised and upgraded over recent history yet retains its period features. Accommodation includes; entrance porch, sitting/dining room and kitchen to the ground floor with two double bedrooms and a bathroom to the first floor. To the front of the property is a courtyard ideal for sitting out and there is also a further garden with large shed and off road parking. Sold with no onward chain the property also benefits from gas central heating and double glazing.
EPC - D. Freehold. Council Tax - TBC.

GUIDE PRICE £215,000

THE PROPERTY

1 Rose Cottage is a very attractive period cottage which is situated in a quiet position away from the main thoroughfare yet in the heart of the village. The property is well presented throughout and in all, the accommodation comprises: entrance porch, sitting/dining room and a kitchen to the ground floor with two double bedrooms and a bathroom to the first floor. To the front of the property is a courtyard ideal for sitting out and there is also a garden just a short walk from the property, perfect for an allotment and with a useful storage shed. There is also off road parking available here. The property benefits from double glazing throughout and has gas central heating. Sold with no chain, viewing is highly recommended.

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 PORCH

Tiled flooring and door into;

SITTING/DINING ROOM

19'2" x 9'11" (5.86m x 3.03m)

With feature bay style window to front aspect. Beamed ceilings with feature exposed stone fireplace. Radiator. Stairs rising to first floor.

KITCHEN

15'3" x 7'10" (4.65m x 2.39m)

Comprising a range of base and eye level units and drawers with work top over and tiled splashbacks with single stainless steel sink and drainer inset. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Integrated electric oven with hob over and extractor. Window to front with deep sills and blind.

FIRST FLOOR

LANDING

Window to rear, airing cupboard housing gas boiler. Doors into:

BEDROOM

11'11" x 7'9" (3.65m x 2.38m)

Window to front. Radiator.

BEDROOM

10'0" x 8'10" (3.07m x 2.71m)

Window to front. Radiator.

BATHROOM

6'4" x 5'10" (1.95m x 1.78m)

Comprising bath with shower over, hand wash basin and low level w.c. Obscured window to rear with deep sill.



OUTSIDE

To the front of the property is a low maintenance courtyard to enjoy outdoor seating. Cold water tap. Just a short distance from the property there is a private garden area that provides off road parking, with a larger timber storage shed and a pretty garden with mature shrubs and planters. To the side of the parking area is an outbuilding of which only half belongs to 1 Rose Cottage. Vehicular access to the parking area is via Pepo Lane.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

TBC.

TENURE

Freehold.

DIRECTIONS

Proceed into the village of Grampound from the Truro direction and look out for a turning signposted Creed. Immediately opposite this is a public footpath running adjacent to the house called Godfreys, proceed along the footpath and 1 Rose Cottages can be found a short distance along the left-hand side.

It is advisable in the first instance for viewers to park in the village car park and proceed to the property on foot.

