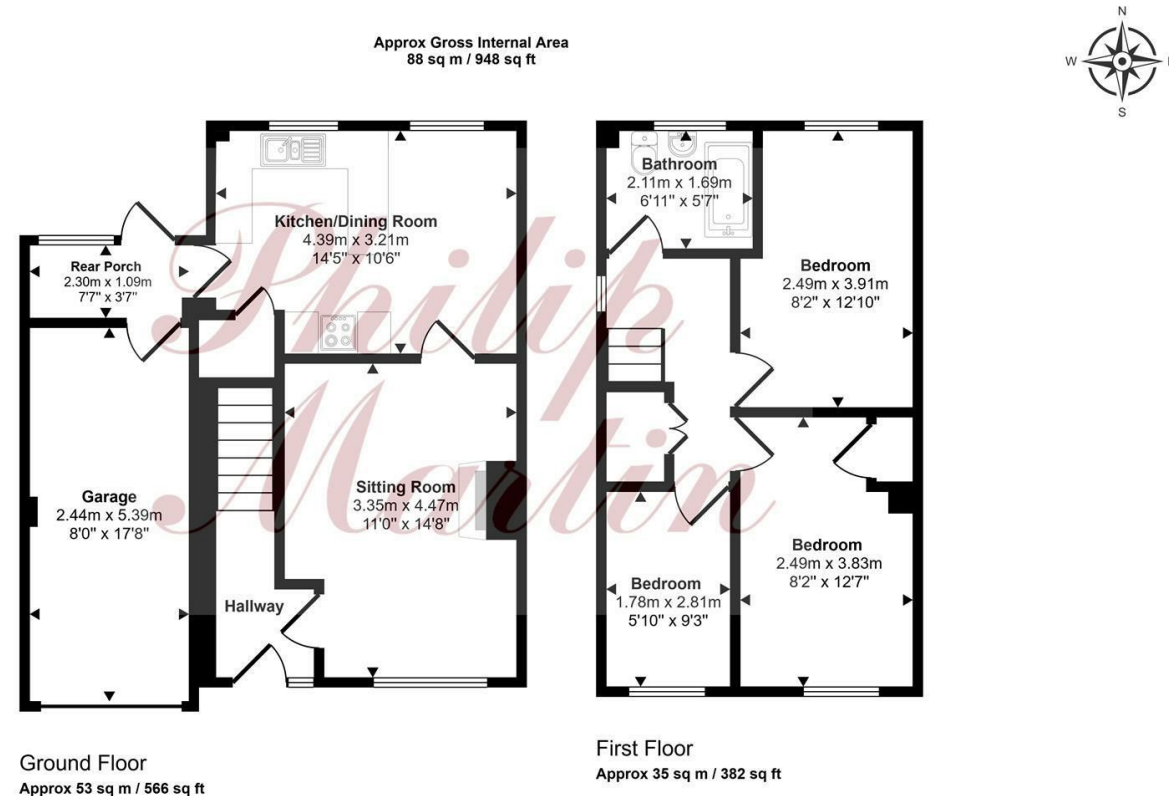


## VENTONLACE, GRAMPOUND ROAD



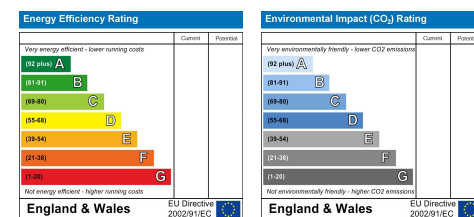
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



### KEY FEATURES

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- SITTING ROOM
- REAR PORCH
- BATHROOM
- REAR GARDEN
- PARKING & GARAGE
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CONTACT US

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### 5 VENTONLACE, GRAMPOUND ROAD, TRURO, TR2 4EQ THREE BEDROOM SEMI DETACHED HOUSE SOLD WITH NO CHAIN

This three bedroom semi-detached property is situated in the village of Grampound Road. The property is within a short distance to the amenities within the village and on a regular bus route to both St Austell and Truro. In all, the accommodation includes; three bedrooms, bathroom, kitchen/ dining room, sitting room and rear porch. There is driveway parking, a single garage and an enclosed rear garden. Being sold with no onward chain, internal viewing is essential.

EPC - D. Freehold. Council Tax - B.

GUIDE PRICE £225,000



## THE PROPERTY

5 Ventonlace is a three bedroom semi-detached property situated in the convenient village of Grampound Road. The property is within walking distance of the amenities within the village including the shop and primary school, as well as great access to the A30 and wider Cornwall. The house offers sizeable accommodation throughout and in all comprises; sitting room, kitchen/dining room and conservatory to the ground floor with three bedrooms and a bathroom to the first floor. There is driveway parking, a south facing rear garden and a single garage. Sold with no onward chain, viewing is highly recommended.

## GRAMPOUND ROAD

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 an excellent post office and general store, Cricket club with clubhouse and primary school. The village of Ladock offers a Church and traditional pub with further facilities available in the nearby villages of Probus and Grampound. The city of Truro with its Cathedral and fine shopping centre is about eight miles away. The village is located in a very central location and therefore convenient for access throughout the County. The Roseland Peninsula with its beautiful beaches is a short drive away.

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

## GROUND FLOOR

### ENTRANCE HALLWAY

Door into;



### SITTING ROOM

14'7" x 10'11" (4.47m x 3.35m)  
Window to front. Radiator. Fireplace with electric fire.  
Door into;

### KITCHEN/DINING ROOM

14'4" x 10'6" (4.39m x 3.21m)  
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Two windows to rear with inset stainless steel sink and drainer unit. Space for cooker with extractor fan over as well as plumbing for washing machine and dishwasher. Ample space for dining table. Radiator.

### REAR PORCH

7'6" x 3'6" (2.30m x 1.09m)  
Useful storage space. Door into garden and;

### INTEGRAL GARAGE

17'8" x 8'0" (5.39m x 2.44m)  
Metal up and over door. Light and power connected.

## FIRST FLOOR

### LANDING

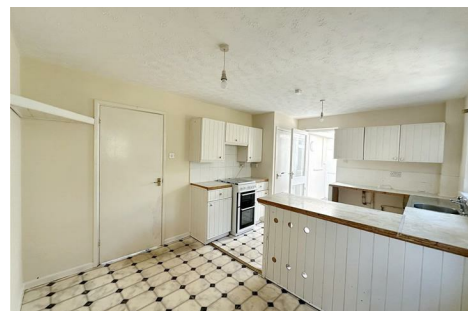
Providing access to loft and doors into;

### BEDROOM

12'6" x 8'2" (3.83m x 2.49m)  
Window to front. Fitted cupboard. Radiator.

### BEDROOM

12'9" x 8'2" (3.91m x 2.49m)  
Window to rear. Radiator.



### BEDROOM

9'2" x 5'10" (2.81m x 1.78m)  
Window to front. Radiator.

### BATHROOM

6'11" x 5'6" (2.11m x 1.69m)  
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear.

## OUTSIDE

To the front of the property is a driveway providing off road parking, with a level lawn and mature hedge creating plenty of privacy. To the rear, there is a terraced garden with gravel and steps up to a lawn.

## 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

B.

## TENURE

Freehold.

## DIRECTIONS

Proceed through the village of Grampound Road from the Truro direction and proceed passed the shop on the right hand side and take the next right hand turning into Ventonlace. The property can then be easily found on the left 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.