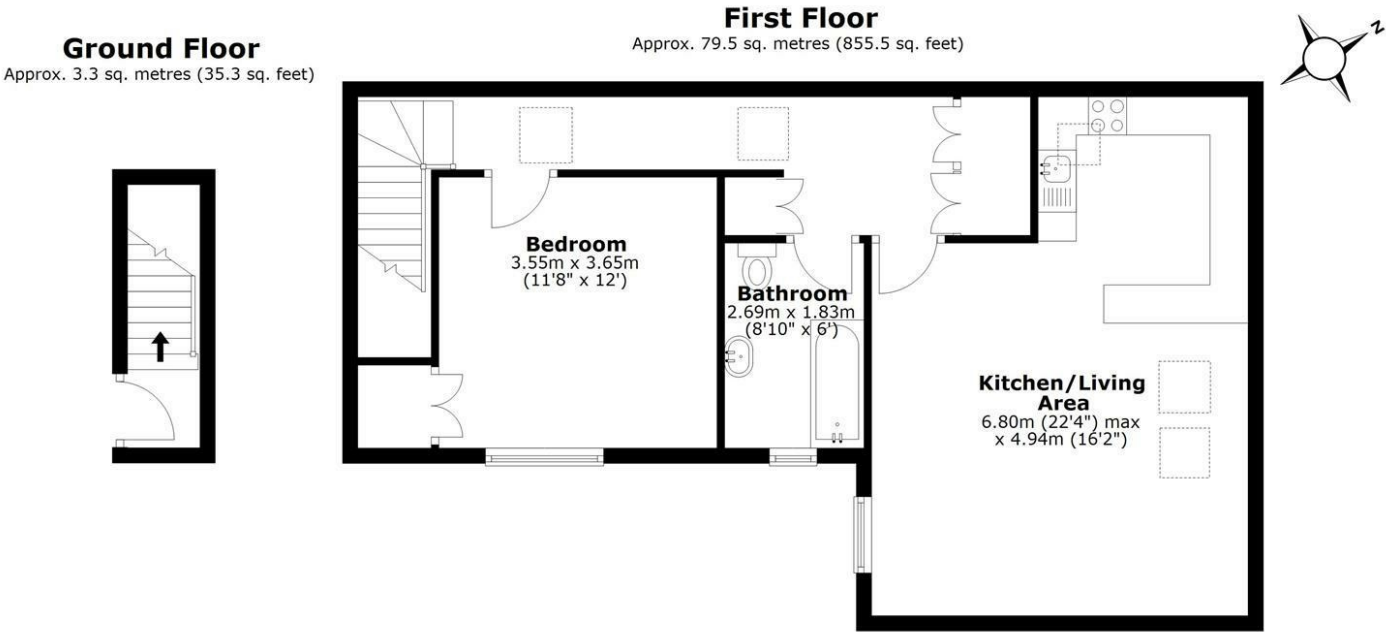


GRAMPOUND

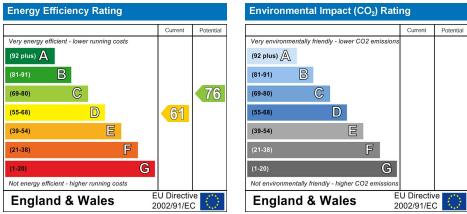


Total area: approx. 82.8 sq. metres (890.8 sq. feet)
Flat 1, Old Legion Hall, Grampond

KEY FEATURES

- One Double Bedroom
- Kitchen
- Courtyard Setting
- Double Glazing
- Open Plan Living Room
- Bathroom
- Traditional Appearance
- No Chain

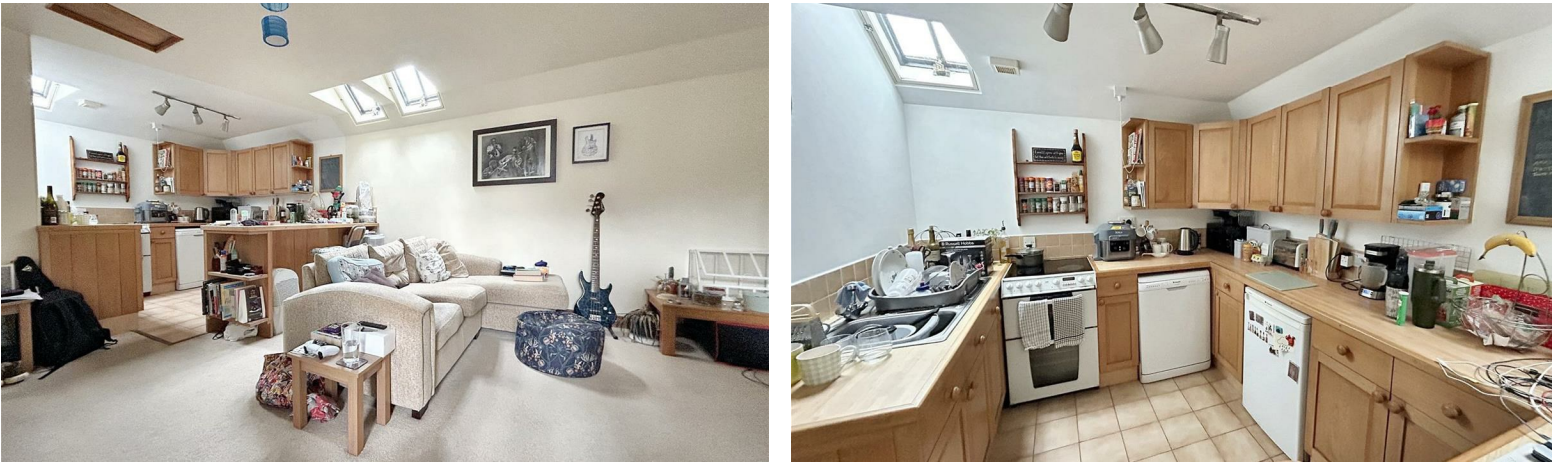
ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



1 THE OLD LEGION HALL, FORE STREET, GRAMPOND TR2 4RS

FIRST FLOOR APARTMENT

A beautifully finished first floor apartment in the very heart of the village. Modern yet with great character featuring stone and slate hung elevations. One of only four dwellings within a prestigious courtyard development. Very spacious arrangement of one bedroom accommodation with high levels of insulation. Leasehold - owns share of the freehold. No ground rent. EPC - D. Council Tax Band A
No Chain.

GUIDE PRICE £150,000

CONTACT US
9 Cathedral Lane
Truro
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01872 242244
sales@philip-martin.co.uk

3 Quayside Arcade
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Cornwall
TR2 5DT
01326 270008
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GENERAL COMMENTS

It is rare to find a modern property of this type and character in such a convenient village location. This is one of two apartments occupying the site of the former Legion Hall which was demolished some years ago, and whilst the replacement building is less than 20 years old, a casual glance would suggest it is a refurbished traditional structure. Two entirely self contained flats have been created in a very attractive building which feature stone and slate hung elevations under a natural slate roof whilst also featuring white casement timber windows which are double glazed. This first floor flat affords a spacious arrangement of accommodation and is insulated to an exceptional level. The property will appeal to a variety of persons both young and old, and particularly those wanting an easy to run, manageable home handy for village amenities and also within yards of a regular bus service.

LOCATION

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.

There is a regular bus service, a school bus conveys pupils to the Roseland Community School at Tregony, and at St. Austell and Truro there are rail connections to London (Paddington). The village is also accessible to the scenic attractions of the Roseland Peninsula, hence a variety of beaches along the South Cornish Coast.

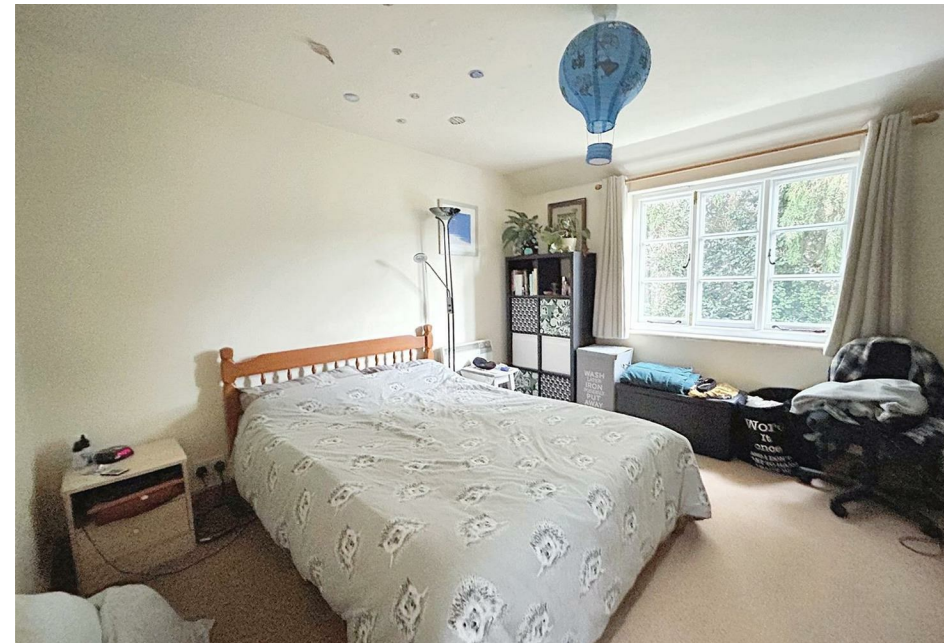
In greater detail the accommodation comprises (all measurements are approximate):

HALLWAY

Coat hanging space. Stairwell with stairs rising to first floor.

LANDING

Doors to sitting room, bedroom and bathroom. Utility cupboard with space and plumbing for washing machine.



OPEN PLAN KITCHEN, LIVING AND DINING ROOM

22'3" x 16'2" (6.80m x 4.94m)

Featuring wide casement window looking on to the courtyard and three Velux windows providing lots of natural light. The kitchen area is fitted with a splendid arrangement of natural timber base cupboards and drawers, wall cupboards and there is ample work surface area with sink and drainer inset. Fitted spotlights, ceramic tiling, and paved floor to the kitchen.

BEDROOM

11'11" x 11'7" (3.65m x 3.55m)

Casement window overlooking the courtyard.

BATHROOM

8'9" x 6'0" (2.69m x 1.83m)

With suite comprising panel bath, shower cubicle, wash hand basin and w.c.

OUTSIDE

The courtyard area is fully enclosed and is attractively landscaped with pathways and areas of gravel. The courtyard will be a communal area for the apartments.

SERVICES

Mains water, mains electricity and mains drainage.

N.B.

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

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.

DIRECTIONS

Proceeding into the village of Grampound from the Truro direction look out for the telephone box on the right hand side of the road. The lane providing access into this property is on the opposite side of the road to the telephone box and adjacent to the property known as Pendene. There is gated access from the lane into the private courtyard.



Philip Martin have been hand selected by the worlds largest relocation network as the best independent estate agent in Truro with access to buyers from all of the UK

"Just wanted to say a massive thank you for going above and beyond over the last year, to help me find a new home. Your patience and sheer hard work are so appreciated at a time when life was very difficult. You are great at your jobs and with people. You guys need recognising for what you do, day in, day out. Thank you from us all."