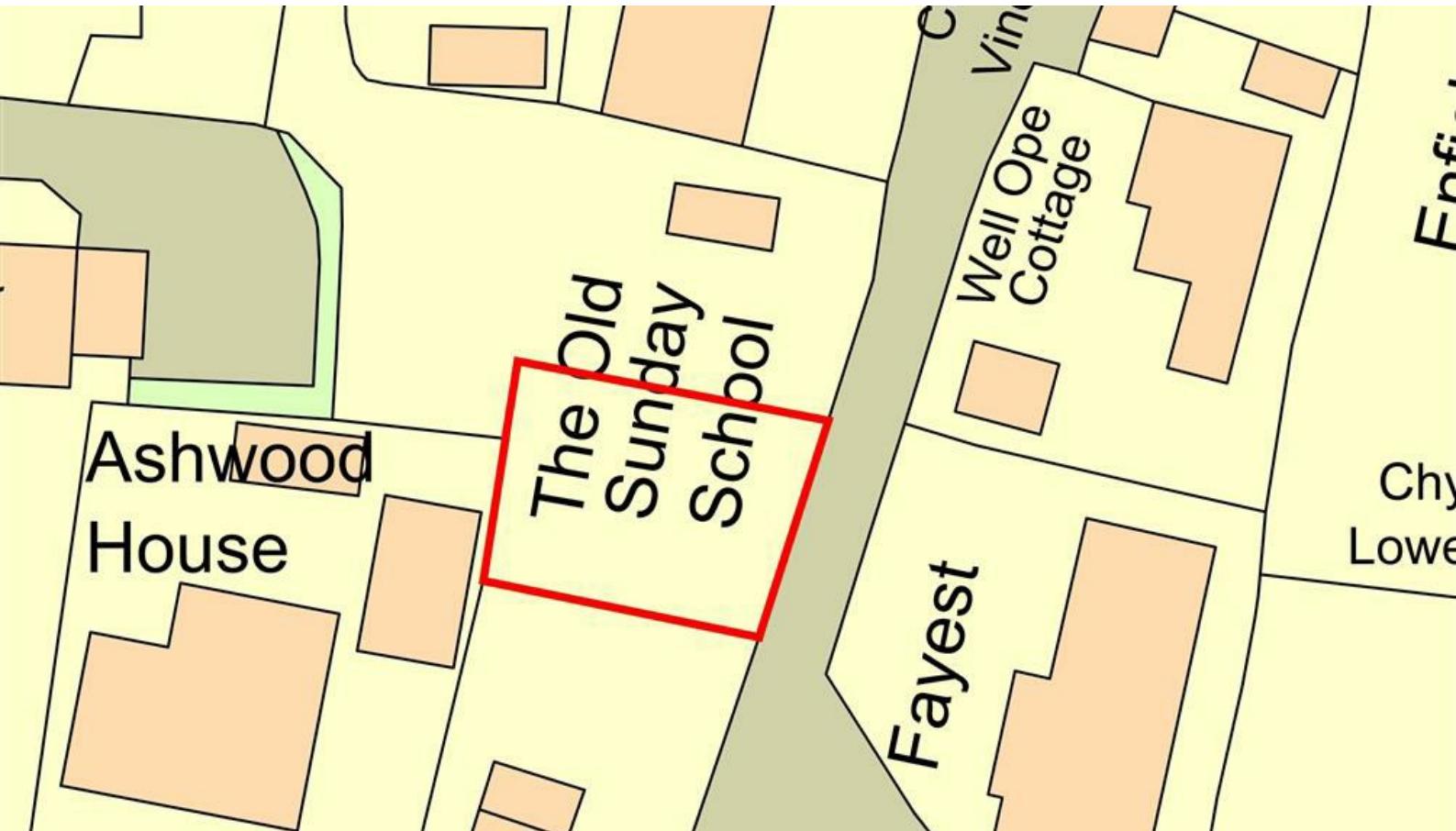


FORE STREET, GRAMPOUND



PARKING & GARDEN, FORE STREET, GRAMPOUND, TRURO, TR2 4SB

OFF ROAD PARKING FOR TWO CARS AND AN ENCLOSED GARDEN

Tucked away in a quiet position well off the main thoroughfare within the sought after village of Grampound.

Undoubtedly of special interest to neighbouring properties requiring parking and garden.

Sold with no onward chain.

- PARKING & GARDEN

- NO CHAIN

- RARE OPPORTUNITY

GUIDE PRICE £45,000

OFF ROAD PARKING FOR TWO CARS AND AN ENCLOSED GARDEN

GENERAL COMMENTS

This is a very rare opportunity to purchase a garden with two parking spaces in the popular village of Grampound. The garden is located towards the end of an unmade lane and set well back from the main thoroughfare and is within walking distance of the village facilities. Undoubtedly of special interest to those living in the near vicinity and especially any neighbours wanting parking, gardens or to create an allotment.

GRAMPOND

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.

SERVICES

No services are connected to the site and prospective purchasers must make their own enquiries with the appropriate service authorities.

DIRECTIONS

From Truro proceed in an easterly direction on the A390 towards St. Austell bypassing Probus village. Proceed into Grampound before turning right down a lane just after passing the Primary School. The parking and garden will be easily identified on the right hand side.

SPECIAL NOTE

In the first instance it is advised that potential viewers park in the village hall car park and proceed on foot.

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

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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.



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.