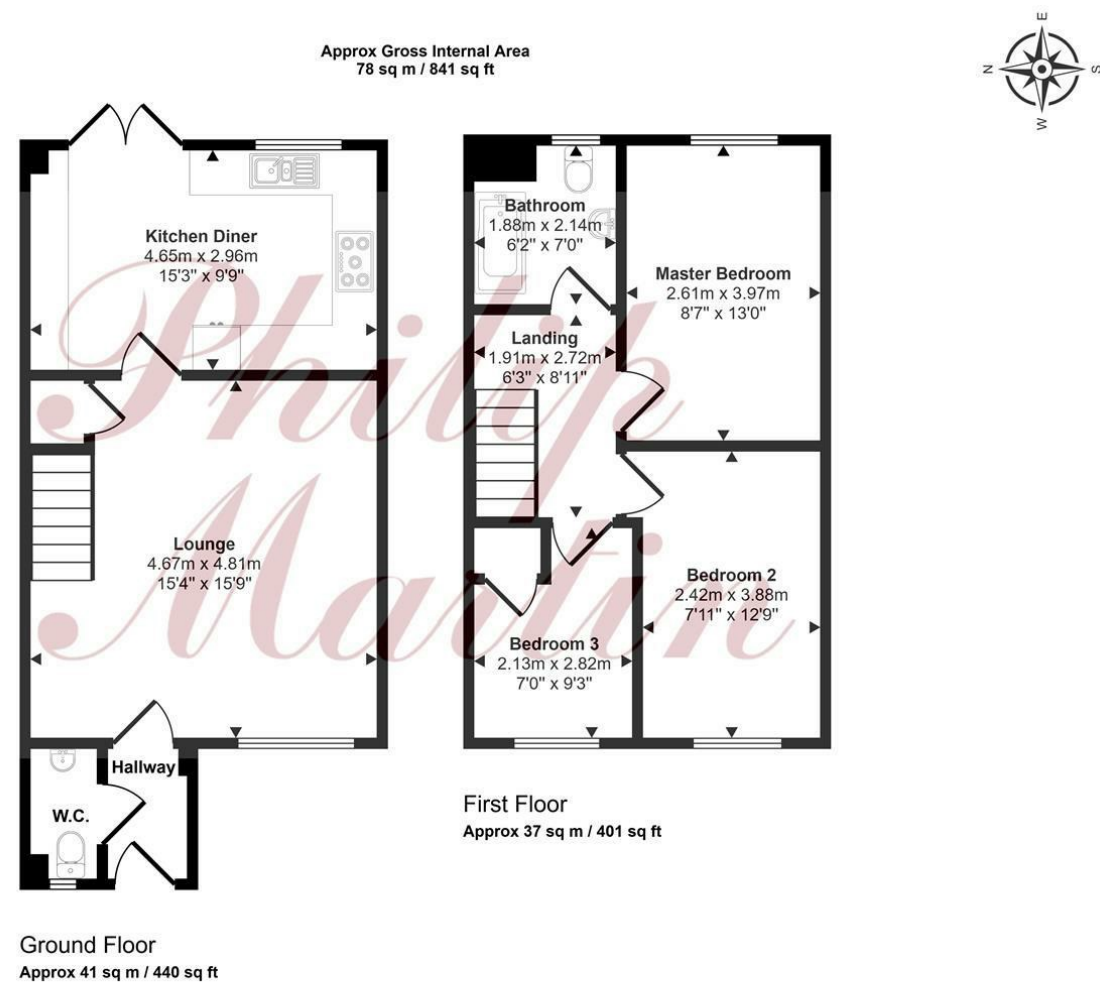


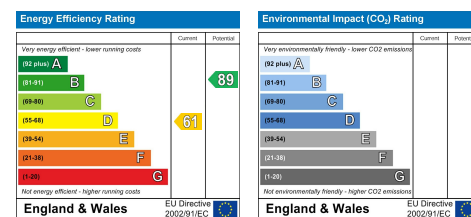


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- Three Bedrooms
- Large Sitting Room
- Cloakroom
- Rear Gardens
- Double Glazed
- Family Bathroom
- Kitchen/Breakfast Room
- Parking For Two
- LPG Gas Central Heating
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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PARCANDOWR GARDENS, GRAMPOUND ROAD



4 PARCANDOWR GARDENS, GRAMPOUND ROAD, TRURO, CORNWALL, TR2

MODERN THREE BEDROOM SEMI DETACHED HOUSE

Situated in a popular residential development in an excellent village midway between Truro and St Austell and with quick access to the A30. Built in recent years by a small, local developer with an emphasis on quality fixtures, fittings and finish throughout. Energy efficient with LPG gas central heating and double glazing. Parking for 2 cars.

GUIDE PRICE £275,000

THE PROPERTY

Parcandowr Gardens is a small development of just four houses that were built by a small local builder approximately five years ago. They are conventionally built with cavity block rather than timber frame which is unusual today (normally new builds are timber frame construction). The house is finished to a very high standard and is well presented throughout. It is located in a well established residential area and within walking distance of the village facilities. There is an attractive brick driveway that provides parking for two and an enclosed rear garden that has been laid with artificial grass and is safe for children and pets. The accommodation comprises an entrance hall, cloakroom, large sitting room, kitchen/dining room, three first floor bedrooms and family bathroom. The rooms are light and surprisingly spacious. An internal viewing is essential.

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.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The

Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

ST AUSTELL

The market town of St. Austell has an excellent range of everyday facilities and there is a main line railway link to London (Paddington). The south coast with Charlestown and Carlyon Bay are both to the south, the Eden Project located a mile to the north.

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

ENTRANCE HALL

Composite entrance door. Doors to sitting room and cloakroom. Radiator.

CLOAKROOM

Low level w.c, pedestal wash hand basin, window to front, radiator, extractor fan.

SITTING ROOM

15'8" x 15'3" (4.8m x 4.67)

A well proportioned room. Window to front. Stairs to first floor, radiator, television and telephone points. Glazed door to:

KITCHEN/BREAKFAST ROOM

15'3" x 9'8" (4.65m x 2.96m)

Excellent range of modern kitchen units with integral appliances including fridge, freezer and washing machine. Built in electric oven with gas hob and extractor hood over. One and a half bowl sink/drain. Window and French doors opening to rear garden. Radiator.



FIRST FLOOR

Loft access.

BEDROOM 1

13'0" x 8'6" (3.97 x 2.61)

Window overlooking rear garden. Radiator.

BEDROOM 2

12'8" x 7'11" (3.88 x 2.42)

Window overlooking the front with blind.

BEDROOM 3

9'3" x 6'11" (2.82 x 2.13)

Window overlooking the front. Radiator.

BATHROOM

7'0" x 6'2" (2.14 x 1.88)

A beautifully appointed bathroom with modern suite including low level w.c, panel bath with fully tiled surround, glazed shower screen and shower over, pedestal wash hand basin. Window to rear.

OUTSIDE

There is a brick paved driveway to the front with a pedestrian path to the side which provides access to the small rear garden. The wooden garden shed houses the gas bottles for the central heating.

SERVICES

Mains water, drainage and electricity. LPG central heating.

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

Proceed through Grampound Road from the Truro direction passing the shop and public house on the right. At the top of Top Hill turn left signposted to Ladock and after a short distance the entrance to Parcandowr is easily located on the left hand side. Proceed down into the development the Parcandowr Gardens is easily identified by a Philip Martin sale board on the left hand side.

DATA PROTECTION

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TENURE

Freehold.

COUNCIL TAX

Band B.

