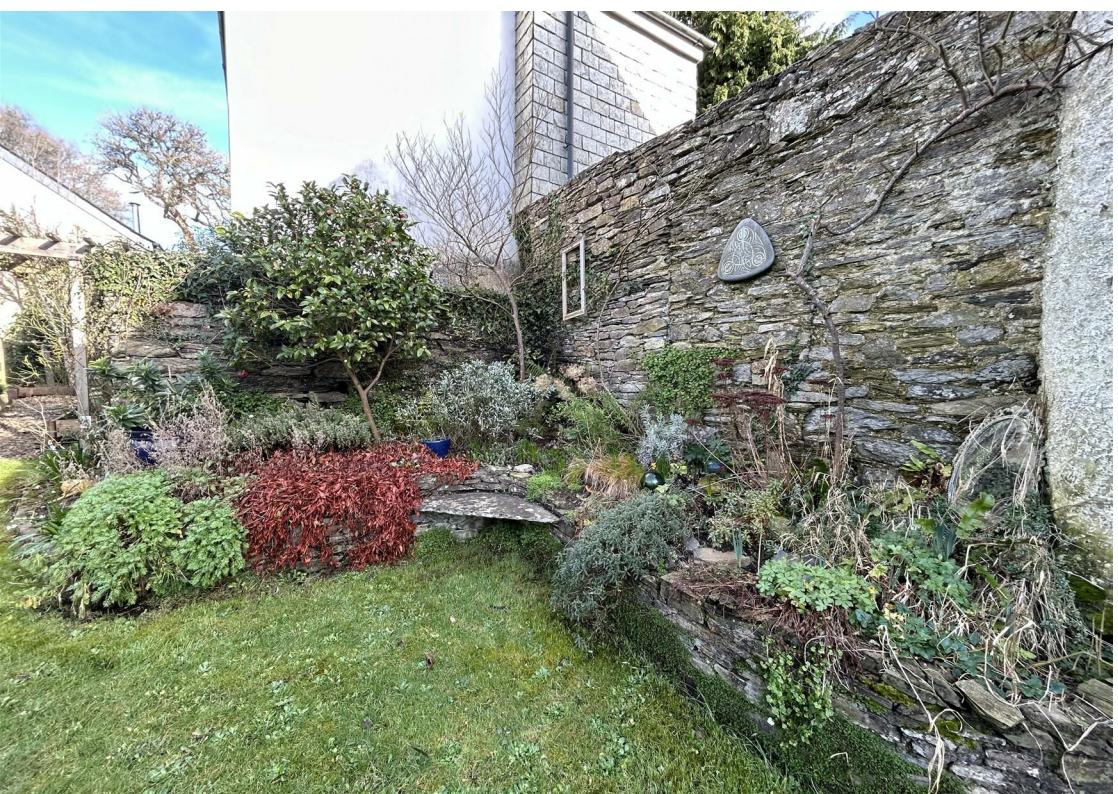




LITTLE PENDENE FORE STREET
GRAMPOUND, TRURO,
TR2 4RS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



LITTLE PENDENE
FORE STREET
GRAMPOUND TRURO
TR2 4RS

SEMI DETACHED GRADE II LISTED HOUSE WITH
PARKING & GARDENS

A beautifully presented three bedroom semi detached house which is situated in the heart of the village with parking and enclosed and private gardens.

Sold with no chain and vacant possession.

Entrance hall, lounge, dining room, kitchen, 3 bedrooms and bathroom.

Council Tax B - EPC - E - Freehold

GUIDE PRICE £369,950



Philip Martin

PHILIP MARTIN

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The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

Little Pendene is a semi detached period property which is situated in the heart of the village. The house is beautifully presented throughout and much larger than first apparent together with a surprisingly private and enclosed rear garden as well as driveway parking for two or three cars. The property is Grade II listed and boasts some character features including a bay window in the lounge with an open fireplace, sash windows and exposed floorboards.

In all the accommodation comprises an entrance hall, ideal for coats and boots, light and spacious lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom.

The property is offered for sale with no chain and vacant possession.

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, Chinese restaurant, village amenities cafe, village hall with plays and bands and doctors surgery. 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):

HALL

LOUNGE

4.28 x 3.75 (14'0" x 12'3")

DINING ROOM

4.03 x 2.80 (13'2" x 9'2")

KITCHEN

3.65 x 2.37 (11'11" x 7'9")

FIRST FLOOR



BEDROOM 1

3.82 x 3.26 (12'6" x 10'8")

BEDROOM 2

3.06 x 2.09 (10'0" x 6'10")

BEDROOM 3

2.51 x 2.34 (8'2" x 7'8")

FAMILY BATHROOM

2.31 x 2.23 (7'6" x 7'3")

SERVICES

Mains water, electricity, gas and drainage.

Council Tax - B

EPC - TBC

Tenure - Freehold

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 into Grampound village from the Truro direction and Little Pendene is easily recognised on the left hand side just before The Dolphin public house.



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.

N.B

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

Philip Martin

Approx Gross Internal Area
98 sq m / 1054 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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