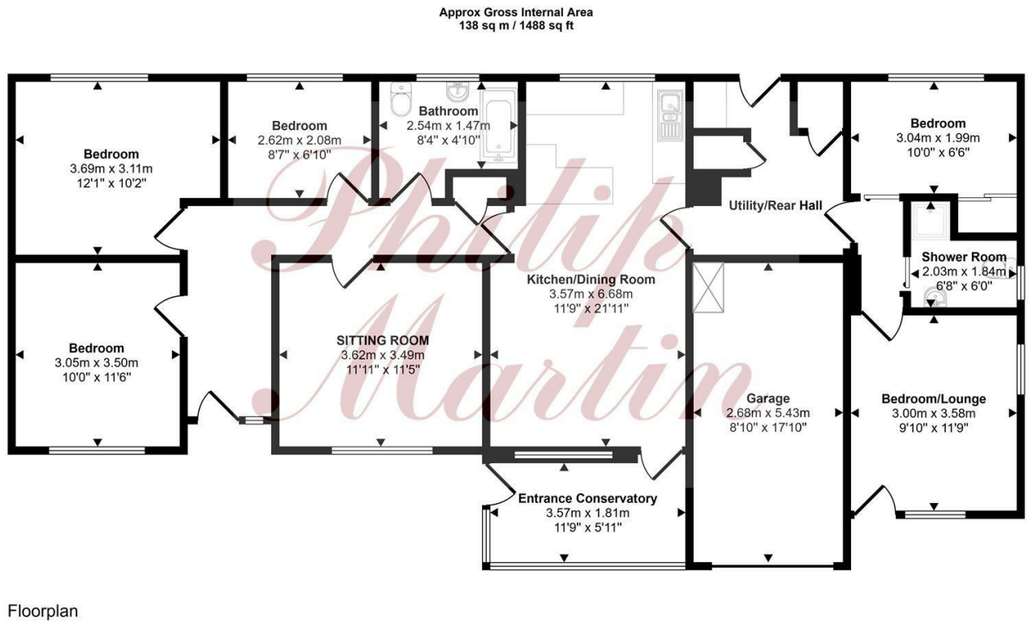
GRAMPOUND



Floorplan

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.



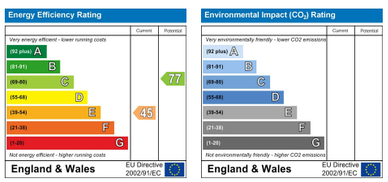




Key Features

- Surprisingly Spacious
- Four Bedrooms
- Sitting Room
- Utility. Central Heating.
- Garage & Parking
- Potential To Create Annexe
- Kitchen/Dining Room
- Bathroom & Shower Room
- Front and Rear Gardens
- No Chain

Energy performance rating



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FAYEST, FORE STREET, GRAMPOUND, TRURO, TR2 4SB

SPACIOUS DETACHED BUNGALOW IN QUIET VILLAGE LOCATION

A very versatile bungalow offering lots of accommodation with potential to create a self contained annexe.
Tucked away in a quiet position, well away from the road and within a short walk of the bus stop and village facilities.
Four/five bedrooms, kitchen/dining room, sitting room, utility, entrance hall, bathroom, additional shower room and entrance conservatory.
Front and rear gardens. Parking and large garage.
Oil central heating. Double glazing.
Freehold. EPC - E. Council Tax Band D.
No Chain.

Guide Price £375,000

GENERAL COMMMENTS

Fayest is a substantial detached modern bungalow located in the sought after village of Grampound. It is set well back from the road so enjoys a peaceful setting yet the excellent village facilities and bus stop are within a short walk. The bungalow has been in the same ownership for many years and has been let out more recently. It is extremely versatile and easily divided to create a separate annexe with independent access if required, perfect for a dependent relative or grown up child. There are four/five bedrooms, kitchen/dining room, sitting room, utility room, bathroom and additional sitting room. The front entrance conservatory enjoys the afternoon and evening sun as does the front garden. A driveway provides parking for two cars and there is a single garage. At the rear is a smaller garden that enjoys the morning sun. The bungalow has oil fired central heating and double glazed windows. It is now in need of general updating but offers huge potential and is sold with no onward chain. An internal viewing is recommended and essential to appreciate the size and layout of this individual bungalow.

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 and cafe, church, primary school, pub 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.

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

ENTRANCE HALL

A spacious hallway with doors to sitting room, kitchen/dining room, bedrooms and bathroom. Storage cupboard. Radiator.

SITTING ROOM

11'10" x 11'5" (3.62m x 3.49m)
Window overlooking the front garden. Radiator. Television point.

KITCHEN/DINING ROOM

21'10" x 11'8" (6.68m x 3.57m)
A light, twin aspect room with large window overlooking the front garden and enjoying countryside views beyond. Radiator. Kitchen has a window overlooking the rear garden and an excellent range of base and eye level units including drawers and display cupboard. Space for cooker with stainless steel extractor hood over. Worktops with tiled splashback incorporating one and a half bowl sink with mixer tap over.

ENTRANCE CONSERVATORY

11'8" x 5'11" (3.57m x 1.81m)
Windows overlooking the front garden with countryside beyond. Glazed entrance door.

BEDROOM ONE

11'5" x 10'0" (3.50m x 3.05m)
Window to the front overlooking the garden with countryside views beyond. Radiator.

BEDROOM TWO

12'1" x 10'2" (3.69m x 3.11m)
Window overlooking the rear garden. Radiator.

BEDROOM THREE

8'7" x 6'9" (2.62m x 2.08)
Window overlooking the rear garden. Radiator.

BATHROOM

A partially tiled room with white suite comprising low level w.c, pedestal wash hand basin, panel bath with electric shower over and fully tiled surround. Heated towel rail. Frosted window to rear.

UTILITY/REAR HALL

Glazed door opening into the rear garden. Oil fired central heating boiler. Cupboard housing hot water cylinder. Space and plumbing for washing machine and tumble dryer. Large storage cupboard.













This part of the bungalow could easily be used as a self contained annexe if required as the front bedroom could be a sitting/dining room, there is a shower room and rear bedroom.

BEDROOM FIVE/LOUNGE

11'8" x 9'10" (3.58m x 3.00m)
A twin aspect room with window to side and glazed door opening into the front garden. Electric heater.

SHOWER ROOM

A white suite with low level w.c, pedestal wash hand basin, shower cubicle with fully tiled surround. Frosted window to side.

BEDROOM FOUR

9'11" x 6'6" (3.04m x 1.99m)
Window overlooking the rear. Storage cupboard.

OUTSIDE

At the front is a driveway that provides parking for two cars and access into the:

GARAGE

17'9" x 8'9" (5.43m x 2.68m)
Light and power is connected. Up and over garage door.

FRONT GARDEN

A path leads from the driveway to the main entrance door, the conservatory and also to the fourth bedroom (or lounge if used as a separate annexe). The front garden enjoys the afternoon and evening sun and includes a gently sloping lawn enclosed within dense boundaries and many mature shrubs and plants. A pedestrian gate opens onto the access lane and a path leads alongside the bungalow to the rear garden.

REAR GARDEN

The rear garden is very private and enclosed with a selection of mature shrubs and plants. It enjoys the morning sun and there is ample space for sitting out. In the corner is a useful concrete block built storage shed.

SERVICES

Mains water, electric and drainage are connected. Oil 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 out of Truro in an Easterly direction along the A390 and on entering the village of Grampound, turn right into an unmarked turning between two cottages just after the village hall and shop. Continue along this road for a short distance and the property will be found on the left hand side where a Philip Martin sale board has been erected.