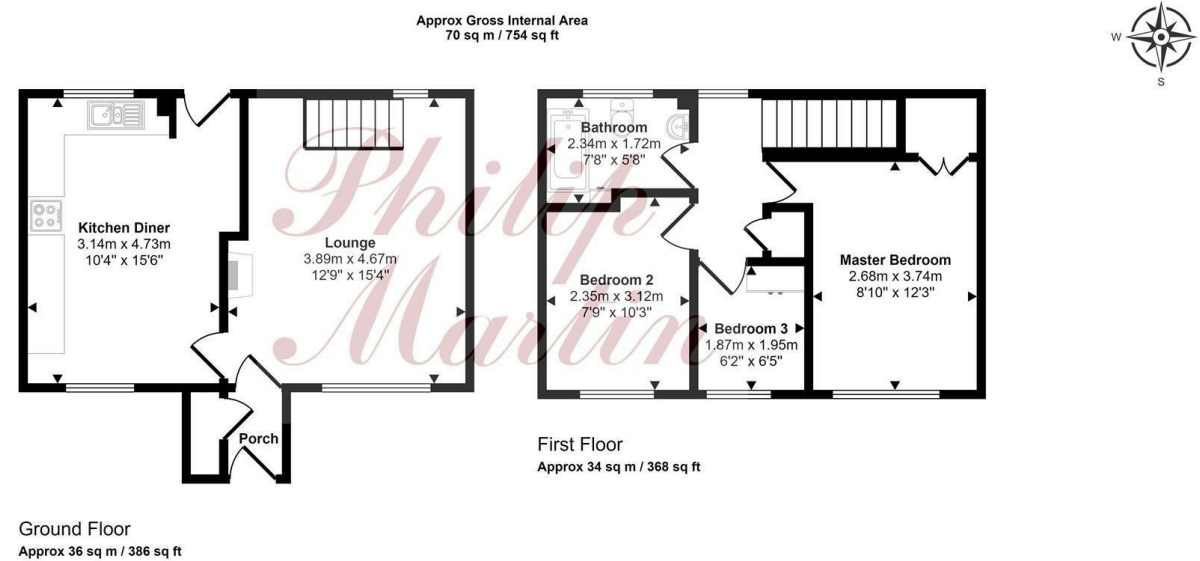


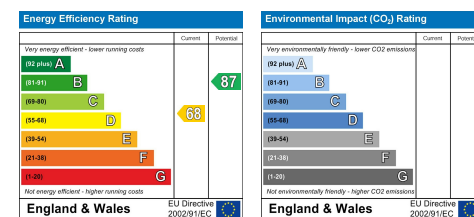
## PARCANDOWR, GRAMPOUND ROAD



### KEY FEATURES

- DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- SITTING ROOM
- BATHROOM
- PARKING & GARAGE
- ENCLOSED SOUTH FACING GARDEN
- POPULAR VILLAGE LOCATION
- IMMACULATELY PRESENTED
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk



### 22 PARCANDOWR, GRAMPOUND ROAD, TRURO, TR2 4TY

#### THREE BEDROOM DEATCHED HOUSE SOLD WITH NO CHAIN

This three bedroom detached house is situated within the convenient village of Grampound Road. The dwelling is within a short walk of the village centre and a range of amenities, as well as enjoying lovely rural walks on the doorstep. Immaculately presented throughout, enjoying light and airy rooms with lovely views of the countryside beyond. In all, the accommodation includes; three bedrooms, bathroom, kitchen/dining room and a sitting room. There is parking, a single garage and a completely enclosed south west facing garden. Sold with no chain, internal viewing is highly recommended.

EPC - TBC. Freehold. Council Tax - C.

GUIDE PRICE £299,950

## THE PROPERTY

22 Parcandowr is a three bedroom detached modern house situated in the convenient village of Grampound Road. The property is located within a popular and well established residential area within the village and is within walking distance of the facilities. There is off road parking to the front, as well as a very low maintenance garden that wraps around the side and rear of the property that is completely enclosed and therefore perfect for children and pets. The property is well presented throughout and in all, the accommodation comprises; entrance porch, sitting room and kitchen/dining room to the ground floor with three bedrooms and a bathroom to the first floor. Sold with no chain, 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.

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

## GROUND FLOOR

### ENTRANCE PORCH

Door into cupboard and into;



### SITTING ROOM

15'3" x 12'9" (4.67m x 3.89m)

Window to front and stairs rising to the first floor. Under stairs cupboard. Wood burning stove and radiator. Door into;

### KITCHEN/DINING ROOM

15'6" x 10'3" (4.73m x 3.14m)

Dual aspect room with windows to front and rear and fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer unit with space for cooker with extractor fan over and fridge/freezer with plumbing for both dishwasher and washing machine. Ample space for dining room table. Radiator. Door into rear garden and onto patio.

## FIRST FLOOR

### LANDING

Window to rear. Access to loft. Doors into;

### BEDROOM

12'3" x 8'9" (3.74m x 2.68m)

Window to front. Cupboard. Radiator.

### BEDROOM

10'2" x 7'8" (3.12m x 2.35m)

Window to front. Radiator.

### BEDROOM

6'4" x 6'1" (1.95m x 1.87m)

Window to front.



### BATHROOM

7'8" x 5'7" (2.34m x 1.72m)

Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear. Heated towel rail and extractor fan.

### GARAGE

Metal up and over door with pedestrian rear access. Gas boiler.

### OUTSIDE

There is a parking space to the front of the property with access to the front of the garage. There is a completely enclosed garden that enjoys the sunny aspect throughout the day with tremendous privacy. There is an artificial lawn with timber fencing and a mature hedged boundary; side access gate leads directly into the garden. There is a private patio area to the rear, accessed via the kitchen/dining room with a further pedestrian door into the rear of the garage. To the side is a very useful timber storage shed.

### SERVICES

Mains water, electric, gas and drainage.

### N.B

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

### COUNCIL TAX

C.

### TENURE

Freehold.

