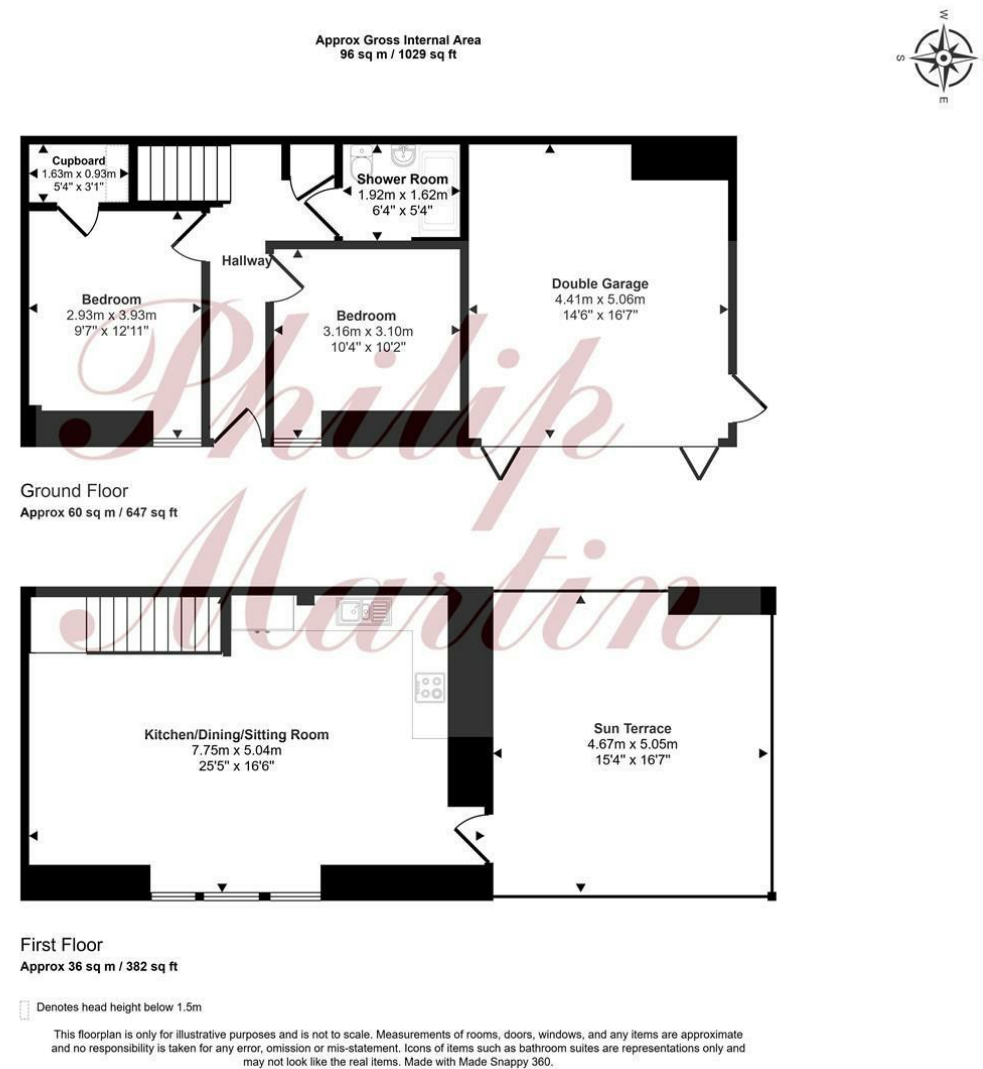


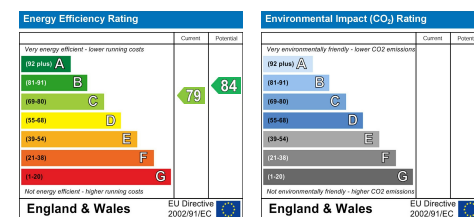
## GRAMPOUND, TRURO



### KEY FEATURES

- SEMI DETACHED
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- SUN TERRACE GARDEN
- DOUBLE GARAGE
- OFF ROAD PARKING
- CHARACTER FEATURES
- UNIQUE DEVELOPMENT
- POPULAR LOCATION

### 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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### 24 OLD TANNERY LANE GRAMPOUND, TRURO, TR2 4PZ SEMI DETACHED BARN CONVERSION IN POPULAR LOCATION

This two bedroom semi detached property is located within the popular village of Grampound. The dwelling is located near the centre of the village, close to the amenities on offer. Immaculately presented throughout, in all the accommodation includes; entrance hallway, two double bedrooms, shower room and an open plan kitchen/dining/sitting room. There is a sun terrace garden, double garage and off road parking.  
EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £299,950



## THE PROPERTY

24 Old Tannery Lane is a two bedroom semi detached character property situated in the highly popular and desirable village location of Grampound. The property provides a wonderful blend of traditional features whilst also offering light and spacious, contemporary living. In all, the accommodation comprises; entrance hall, two bedrooms and a large shower room to the ground floor with an open plan kitchen/ dining/ sitting room to the first floor. Externally there is off road parking for two vehicles, a double garage as well as a unique terrace garden situated on top of the double garage and accessed from the living space. An internal viewing is highly recommended.

## GRAMPOUND

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.

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

## GROUND FLOOR

### ENTRANCE HALLWAY

With stairs rising to the first floor and doors into;

### BEDROOM

12'10" x 9'7" (3.93m x 2.93m)  
Window to front. Radiator. Door into;

### CUPBOARD

5'4" x 3'0" (1.63m x 0.93m)  
Useful space, perfect for storage but could be used as a walk in wardrobe.

### BEDROOM

10'4" x 10'2" (3.16m x 3.10m)  
Window to front. Radiator.

### SHOWER ROOM

6'3" x 5'3" (1.92m x 1.62m)  
Comprising double walk in shower cubicle, hand wash basin and low level W.C. Heated towel rail and extractor fan.

## FIRST FLOOR

### OPEN PLAN KITCHEN/DINING/ SITTING ROOM

25'5" x 16'6" (7.75m x 5.04m)  
A spacious open plan kitchen/dining/living room with large windows to front aspect allowing for plenty of natural light. Comprising kitchen with range of base and eye level units with worktops over and upstands. Inset sink and drainer with space and plumbing for washing machine. Integrated appliances electric oven and four ring gas hob with extractor fan over. Space for fridge/freezer. Ample space for dining table and designated sitting room area. Door onto;



### SUN TERRACE

An enclosed sun terrace allowing plenty of privacy and enjoying the sunny aspect throughout the day and providing a perfect outdoor area to host and entertain.

### OUTSIDE

To the front of the property there is allocated off road parking for two vehicles in front of the garage.

### GARAGE

16'7" x 14'5" (5.06m x 4.41m)  
Two double doors to front, with a pedestrian side access door also. Light and power connected.

### SERVICES

Mains water, electric, drainage and gas. Service charge for communal green areas, paths etc is approximately £30 a month.

### N.B

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

### COUNCIL TAX

C.

### TENURE

Freehold.

### DIRECTIONS

Approaching Grampound from the Truro direction, continue through the village taking the right hand turning signposted Bosillion Lane just before you leave the village. Take the second right hand turning into the development where the property can be found on the right hand side.

