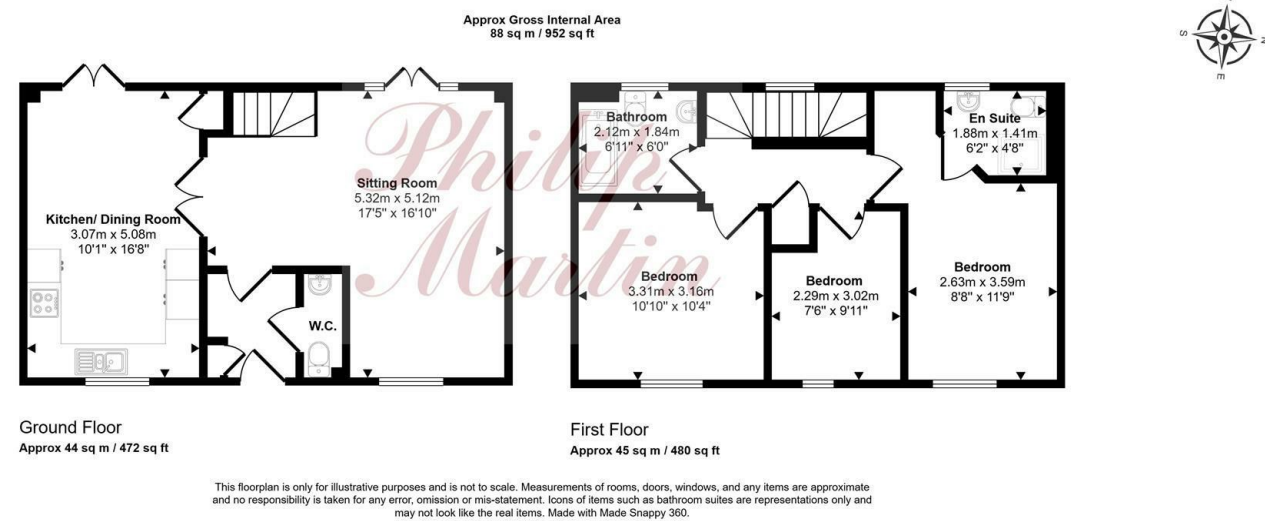


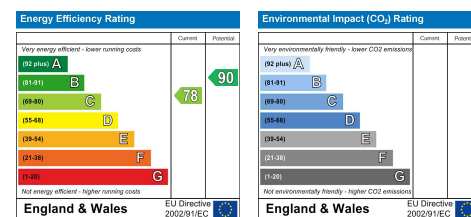
OLD TANNERY LANE, GRAMPOUND



KEY FEATURES

- SEMI DETACHED
- THREE BEDROOMS (EN-SUITE)
- KITCHEN/DINING ROOM
- SITTING ROOM
- BATHROOM
- DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- BRAND NEW KITCHEN
- POPULAR LOCATION
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



34 OLD TANNERY LANE, GRAMPOUND, TRURO, TR2 4PZ
 SEMI DETACHED HOUSE IN POPULAR VILLAGE SOLD WITH NO CHAIN

This three bedroom semi detached house is situated in a popular residential development within Grampond. The dwelling is well presented throughout and offers plenty of privacy. The accommodation includes; cloakroom, kitchen/dining room, sitting room, three bedrooms (master en-suite) and a bathroom. There is a driveway providing off road parking and a large rear garden.

Sold with no chain.
 EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £359,950

CONTACT US

9 Cathedral Lane
 Truro
 Cornwall
 TR1 2QS

3 Quayside Arcade
 St Mawes
 Truro
 Cornwall
 TR2 5DT

01872 242244 01326 270008

sales@philip-martin.co.uk stmawes@philip-martin.co.uk



THE PROPERTY

34 Old Tannery Lane is a substantial three bedroom semi detached house situated within a quiet cul-de-sac location in the popular village of Grampound. Constructed in 2012, the property is immaculately presented throughout as the current owners have recently installed a brand new kitchen suite, new carpets throughout and redecorated the property and it is therefore ready for occupation immediately. In all, the accommodation includes; entrance hallway, cloakroom, sitting room and kitchen/dining room to the ground floor with three bedrooms (master en-suite) and a bathroom to the first floor. There is a driveway providing off road parking, as well as a large rear garden laid to both patio and lawn. Sold with no chain, viewing is recommended.

GRAMPOUND

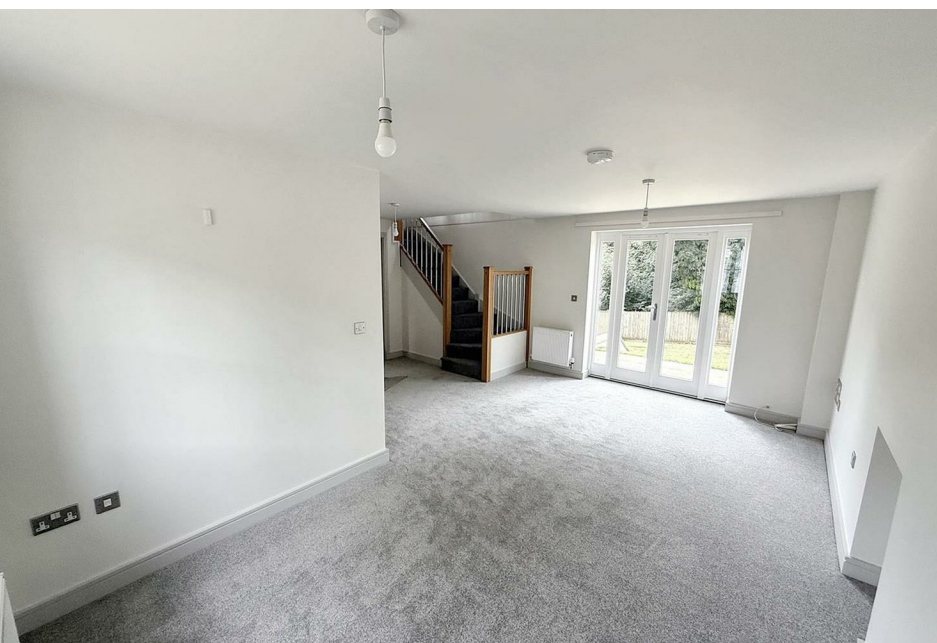
The village of Grampound lies on the A390 between Truro and St. Austell and offers a variety of local facilities for daily needs including shop, church, primary school, pub, village amenities cafe and village hall. The village has the benefit of a regular bus service and is also close to the picturesque 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

Door into;



CLOAKROOM

Wall mounted hand wash basin and low level w.c.

SITTING ROOM

17'5" x 16'9" (5.32m x 5.12m)

Dual aspect sitting room with windows to front and double doors opening out into rear garden. Radiator. Stairs rising to first floor. Door into;

KITCHEN/DINING ROOM

16'7" x 10'0" (5.08m x 3.07m)

Comprising a brand new kitchen with integrated appliances including; fridge/freezer, washing machine, dishwasher, electric oven and four ring gas hob with extractor fan over. Inset sink and drainer with window to front aspect. Space for dining room table and double doors opening out into rear garden.

FIRST FLOOR

LANDING

Providing access to the loft and doors into;

BEDROOM

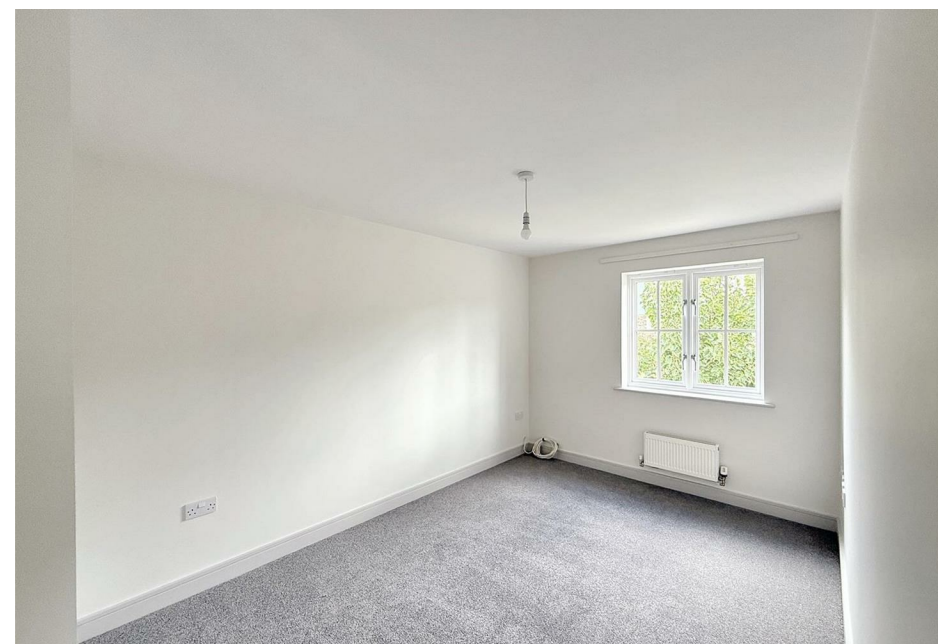
11'9" x 8'7" (3.59m x 2.63m)

Window to front. Radiator. Door into;

EN-SUITE

6'2" x 4'7" (1.88m x 1.41m)

Comprising shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.



BEDROOM

10'10" x 10'4" (3.31m x 3.16m)

Window to front. Radiator.

BEDROOM

9'10" x 7'6" (3.02m x 2.29m)

Window to front. Radiator.

BATHROOM

6'11" x 6'0" (2.12m x 1.84m)

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

OUTSIDE

To the front of the property is a small, low maintenance garden with a driveway to the side providing off road parking for a couple vehicles. There is a side gate providing access into the rear garden that is completely enclosed with timber fencing and is laid to lawn. The back garden is west facing and therefore enjoys plenty of sun throughout the day.

SERVICES

Mains water, electric, drainage and gas.

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 and follow the road until you reach a T and take the left turning. No.34 can be found on the right hand side where a Philip Martin for sale board has been erected.

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.

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.