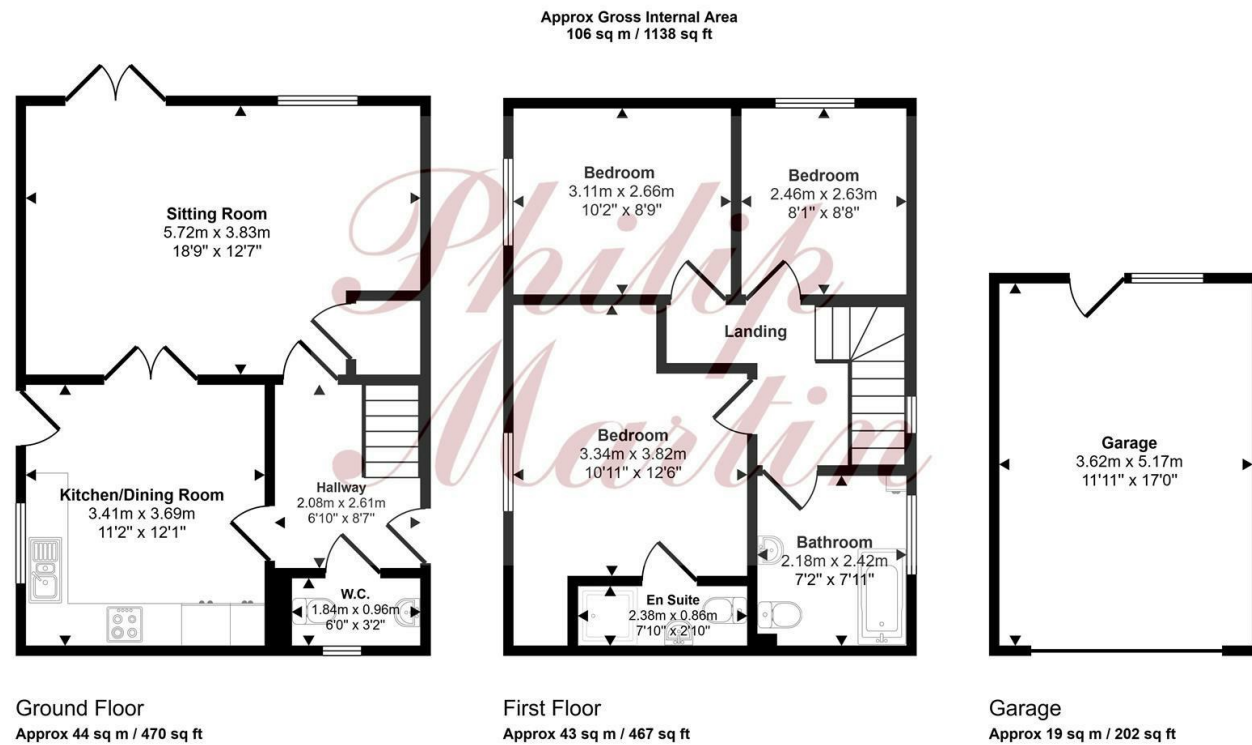


## FORE STREET, GRAMPOUND



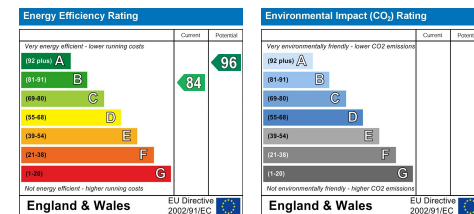
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### KEY FEATURES

- DETACHED MODERN HOUSE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM
- CLOAKROOM
- GARDEN
- PARKING & GARAGE
- POPULAR VILLAGE LOCATION
- VIEWING ESSENTIAL

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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### CHY LOWEN, FORE STREET, GRAMPOUND, TRURO, TR2 4SB DETACHED MODERN HOUSE WITH PARKING AND GARAGE

This three bedroom detached modern property is situated in the popular village of Grampound; providing easy access to both Truro and St Austell. The property has been finished to a high standard throughout. The accommodation includes; three bedrooms (master en-suite), a bathroom, cloakroom, sitting room and kitchen/ dining room. Externally there is off road parking, garage and garden laid to both patio and lawn. The property also benefits from air source heating and double glazing throughout.

EPC - B. Freehold. Council Tax - D.

GUIDE PRICE £395,000



## THE PROPERTY

Chy Lowen is a modern three bedroom detached property situated in the sought after village of Grampound. The property has been built and finished to a very high standard throughout with light and spacious rooms. The accommodation comprises entrance hall, cloakroom, kitchen/ dining room and sitting room to the ground floor with three bedrooms with a master en-suite shower room and a bathroom to the first floor. There is a garden to both the side and rear of the property that is completely enclosed and therefore perfect for children and pets. It has been laid to a combination of patio and lawn that enjoys a tremendous amount of privacy and the sunny aspect throughout the day. The property also benefits from off road parking for one vehicle as well as a garage. The property has a concrete block outer skin with Thermalite blockwork to the inner skin; with an air source heat pump providing the central heating system and is double glazed throughout.

The property also benefits from the remainder of the 10 year build warranty, with four years left to run.

## 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

The ground floor benefits from underfloor heating, with plenty of windows to allow natural light throughout.

## ENTRANCE HALLWAY

## CLOAKROOM

6'0" x 3'1" (1.84m x 0.96m)

Hand wash basin and low level W.C. Obscured window to side aspect.

## KITCHEN/DINING ROOM

12'1" x 11'2" (3.69m x 3.41m)

A fantastic, modern kitchen suite comprising a range of base and eye level units with worktops over and splashbacks. Integrated appliances including dishwasher, fridge/ freezer, oven and hob with extractor fan over. Inset stainless steel sink and drainer with window out to garden. Space for dining table. There is also a rear door opening out onto the patio. Double doors opening into;

## SITTING ROOM

18'9" x 12'6" (5.72m x 3.83m)

A spacious sitting room with double patio doors opening out to the garden with further window to the side allowing for plenty of natural light into the property. Door back to hallway and into under stairs storage cupboard.

## FIRST FLOOR

## LANDING

Window to front aspect and access to loft which has been fully boarded with a drop down ladder and light connected. Doors into;



## BEDROOM

12'6" x 10'11" (3.82m x 3.34m)

Window to rear aspect. Radiator. Door into;

## EN-SUITE

7'9" x 2'9" (2.38m x 0.86m)

Comprising shower cubicle, vanity hand wash basin and low level w.c. Extractor fan.

## BEDROOM

10'2" x 8'8" (3.11m x 2.66m)

Windows to rear aspect. Radiator.

## BEDROOM

8'7" x 8'0" (2.63m x 2.46m)

Window to side aspect. Radiator.

## BATHROOM

7'11" x 7'1" (2.42m x 2.18m)

Fitted with a modern suite comprising a vanity hand wash basin with integrated low level W.C. and bath with shower over. Obscured window to front, extractor fan and heated towel rail.

## OUTSIDE

To the front of the property is an off road parking space in front of the garage. There is a side pedestrian gate leading into the rear garden that is laid to patio which has been extended to provide further outdoor dining space and leads onto a lawn area which is incredibly private and enjoys the sunny aspect throughout the day. The rear garden is completely enclosed and therefore is suitable for children and pets. There is also a rear pedestrian door into the garage.



## GARAGE

16'11" x 11'10" (5.17m x 3.62m)

Light and power connected. Electric door up and over door with window and door to rear aspect.

## SERVICES

Mains water, electric and drainage. Air source heating.

## N.B

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

## COUNCIL TAX

D.

## TENURE

Freehold.

## DIRECTIONS

From Truro proceed in an easterly direction along the A390 into Grampound village. The property will be found set back from the road on the right hand side.

## 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.

