



- Five Double Bedrooms
- Garage & Parking
- Gas Fired Heating
- Large Entrance Hallway

The Four Burrows, The Square, Grampound Road, Truro, TR2 4DT

£270,000

A spacious and diverse conversion of this former public house which now boasts five double bedrooms, double glazing and a gas fired heating system. The accommodation is arranged over two floors and briefly comprises: Large entrance hallway with access to the garage, separate w/c. and kitchen/diner with a range of base and wall units. To the first floor is the galleried landing with stain glass window, living room with feature multi fuel burner. In addition to this are five double bedrooms and a spacious bathroom. externally there is parking for two cars, a garage and a sunny enclosed garden.



Property Description

DESCRIPTION

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LOCATION

Grampound Road village is ideally situated for those requiring access to St Austell and Truro and it is also within motoring distance to the A30. The village itself benefits from a pre school, junior school and school bus to The Roseland Academy. There is also a shop/post office, cricket club with pavilion and village hall. The village also has some wonderful countryside walks.

ENTRANCE HALLWAY

Radiator, Tiled flooring, stain glass window, storage cupboard.

CLOAKROOM

Low level w/c, wash hand basin, wall mounted gas boiler.

KITCHEN/DINER

14' 9" x 11' 6" (4.52m x 3.53m) Fitted with a range of base and wall units, space for gas range, space for dishwasher and washing machine, double glazed window, radiator.

GALLERIED LANDING

Double glazed window, radiator.

LIVING ROOM

16' 1" x 14' 0" (4.92m x 4.28m) Double glazed windows, feature multi fuel burner, two radiators.





BEDROOM 1

13' 5" x 11' 5" (4.10m x 3.49m) Radiator, double glazed window.

BEDROOM 2

16' 6" x 11' 6" (5.05m x 3.53m) Double glazed window, radiator.

BEDROOM 3

9' 10" x 13' 11" (3.02m x 4.26m) Double glazed window, radiator.

BEDROOM 4

11' 3" x 9' 10" (3.44m x 3.01m) Double glazed window, radiator.



BEDROOM

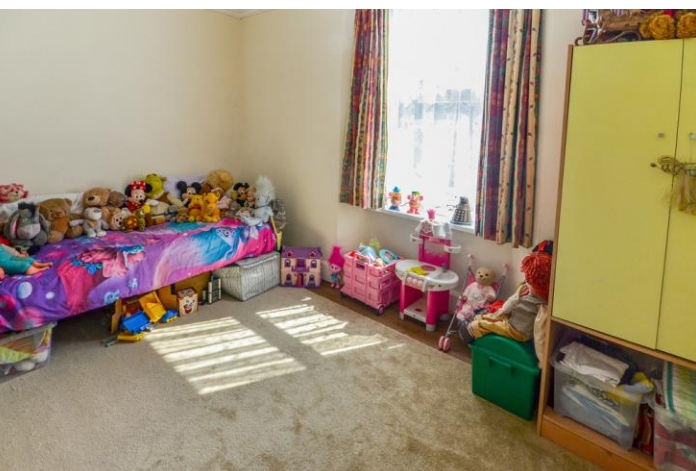
13' 7" x 9' 2" (4.16m x 2.81m) Radiator, double glazed window.

BATHROOM

9' 5" x 7' 8" (2.89m x 2.34m) Bathroom suite comprising, low level w/c panel bath, separate shower cubicle, vanity sink unit, ladder towel rail, two obscure double glazed windows.

GARAGE

Light and power connected personal door to hallway.



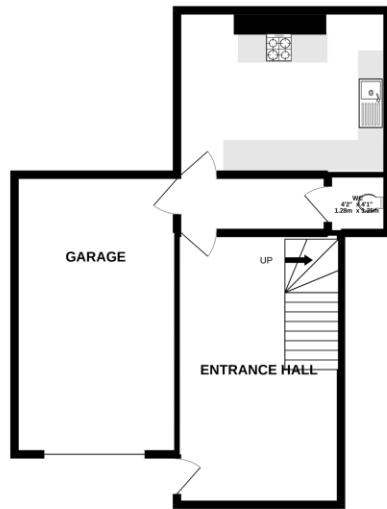
GARDEN

Recently landscaped and enclosed by fencing, lawn bordered by flower beds, the garden area is a real sun trap having the benefit of the afternoon and evening sun, shared pathway.

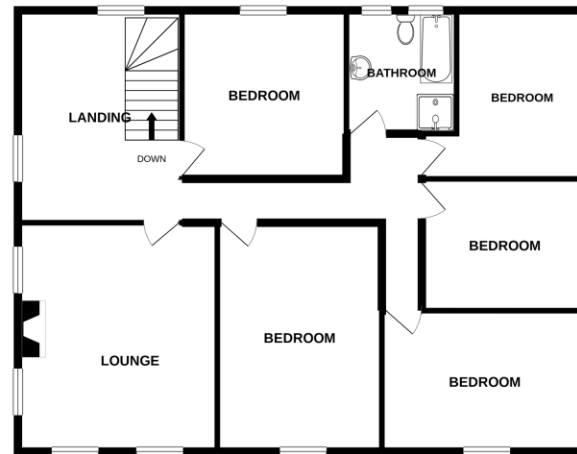
AGENTS NOTE

INFORMATION RELATING TO THE SOLAR PANELS
LEASE INFORMATION

GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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