



Ventonlace | Grampound Road | Truro | TR2 4TA

£310,000





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Offered onto the market with no onward chain. Situated within this quite cul-de-sac located within the popular village of Grampound Road, this spacious semi-detached family home with four Bedrooms. The property benefits from gas fired central heating, double glazing and is well presented throughout.

- Four Bedrooms
- Gas Fired Heating
- Parking & Garage
- Cul-De-Sac Location
- Viewing Advised
- No Onward Chain
- Enclosed Rear Garden
- Conservatory
- Fitted Kitchen
- Popular Village Setting

**Description**

Offered onto the market with no onward chain. Situated within this quite cul-de-sac located within the popular village of Grampound Road, this spacious semi-detached family home offers four Bedrooms and is available with no onward chain. The property benefits from gas fired central heating, double glazing and is well presented throughout. The accommodation briefly comprises: Entrance porch, living room with feature fireplace housing gas coal effect fire, stairs to first floor, dining area, fitted kitchen with integrated dishwasher, fridge, gas hob, electric oven, door to integral garage with plumbing for washing machine, conservatory with double doors opening onto the rear garden. To the first floor are the four bedrooms and a bathroom suite with separate shower cubicle. Externally there is hard standing parking to front of the garage. The front garden is laid lawn whilst the sunny rear garden boasts a generous plot with paved seating area and steps leading to a lawn area with timber shed.

**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. Within short motoring distance of the property is the Roseland Peninsula, with its picturesque coves and secluded beaches.

**Porch**

3'11" x 4'1" (1.21 x 1.26)







### Living Room

17'4" x 11'1" (5.29 x 3.38)

### Dining Room

8'5" x 8'9" (2.59 x 2.68)

### Kitchen

8'6" x 10'5" (2.60 x 3.20)

### Conservatory

9'6" x 9'10" (2.90 x 3.02)

### First Floor Landing

### Bedroom

8'7" x 10'5" (2.62 x 3.20)

### Bedroom

8'5" x 12'6" (2.57 x 3.82)

### Bedroom

11'2" x 6'10" (3.42 x 2.10)

### Bedroom

8'7" x 8'9" (2.62 x 2.68)

### Bathroom

8'8" x 5'6" (2.65 x 1.68)

### Garage

19'2" x 8'3" (5.85 x 2.54)

### Agents Information

Tenure - Freehold

Broadband : Standard or Superfast - 26mbps to 76mbps download speeds (Source OFCOM :

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&uprn=10001213227>

Mobile Availability - Source OFCOM - Prediction, not a guarantee - O2, EE & Vodafone (LINK :

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&uprn=10001213227>)

Council Tax – Band B – (Source : [https://www.tax.service.gov.uk/check-council-tax-](https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000)

[band/property/12717182000](https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000))

Mains Electric, Mains Water, Mains Gas

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

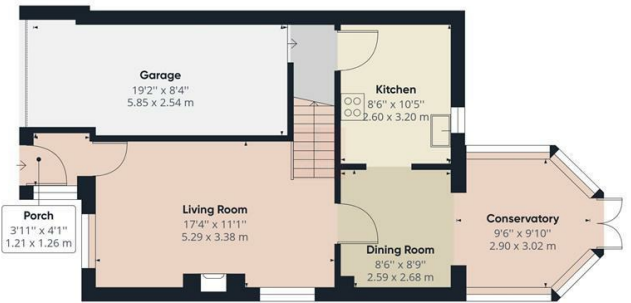

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

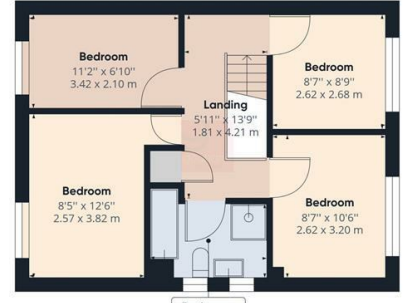
PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1087.77 ft<sup>2</sup>

101.06 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	62	A	C
100% energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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