

# MEADOWVIEW

GRAMPOUND ROAD



*Sales & Letting Agents*

**Lewis Haughton Wills**

**A New Build Development**

# THREE BEDROOM

## Modern terraced residences

**Starting from: £225,000**

This select terraced development of just three houses are constructed to an exceptional standard featuring rendered elevations of traditional forms with attractive timber cladding to the front elevations. Located in an elevated non-estate semi-rural position these properties boast fantastic far reaching panoramic open countryside views from all aspects.

Internally, the open plan living areas combine style and space and will feature LED downlights and engineered oak flooring throughout, kitchens will benefit from built-in Zanussi appliances. Further benefits include high quality bathroom suites, private parking for two cars, gas central heating and generous enclosed south facing rear gardens.

### Accommodation comprises

Ground floor: Kitchen, open planned living/dining room and cloakroom. First floor: provides three bedrooms and a family bathroom. Superb views are enjoyed from the first floor.

### Ground floor

Living/Dining room  
30m<sup>2</sup>

Kitchen  
7.2m<sup>2</sup>

Hall  
5m<sup>2</sup>

WC  
1.7m<sup>2</sup>

### First floor

Bedroom 1  
14.2m<sup>2</sup>

Bedroom 2  
9.4m<sup>2</sup>

Bedroom 3  
7.9m<sup>2</sup>

Bathroom  
4.8m<sup>2</sup>



### Ground floor

No. 3

No. 2

No. 1

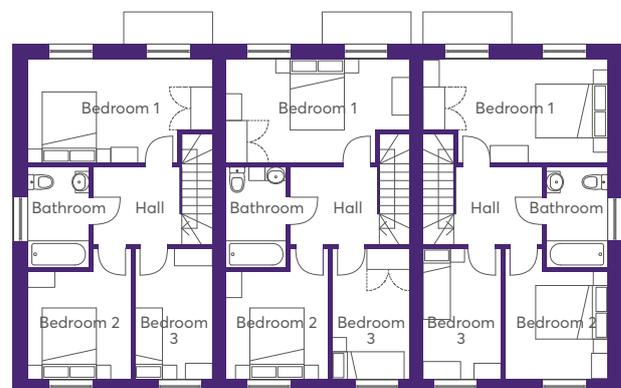


### First floor

No. 3

No. 2

No. 1





\*Kitchen is style guide only



Views from Meadowview



The Cathedral City of Truro (8 miles)



St Austell (8 miles)



Fowey (16 miles)

## THE LOCATION

The village of Grampound Road lies between St Austell and Truro with a good range of local services including Post Office, Shop, Primary School and Recreation Ground. There is a regular bus service to both Truro City and St Austell, offering a wide range of business, educational and shopping facilities.

The city of Truro is the retail and commercial centre of Cornwall, with the famous Cathedral lying at its heart. The city offers a unique mix of independent shops and multiples as well as an excellent collection of art galleries, bars, restaurants, night clubs, cinema, The Hall for Cornwall and the Royal Cornwall Museum. The city is steeped in history and features many wonderful Georgian terraced streets which are rivalled only in the west by Bath.

There are also a number of fine municipal gardens including Boscawen Park and Victoria Gardens, which have in the past won many awards in the Britain In Bloom competition. The city also lies at the centre of the Cornish transport network and has a mainline station to London Paddington.

The historic market town of St Austell is less than 5 miles away. St Austell is steeped in history and is within a short distance to the South Coast. It is one of Cornwall's biggest towns and was for centuries an important mining town. Today the town offers a wide range of shopping facilities, educational and recreational facilities with a good number of Primary and secondary schools.

There is a mainline railway station running from Penzance to London Paddington. The hugely popular Eden Project is only 2 miles away and is perhaps one of the towns biggest draw. Built in an old china clay pit the Eden Project is certainly one of the most popular single tourist attractions in Cornwall.

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