



**** Available now ****

This is a lovely, traditional mid terrace home in the popular village of Grampound Road.

The accommodation comprises:

Open plan living/dining room with wood burner, sunny kitchen with a range of units and back door leading to a courtyard at the back. There is an enclosed front garden with a patio area, lawn and variety of plants and shrubs.

From the living room there are wooden stairs leading to the master bedroom, single bedroom and family bathroom.

Notes about the property:

There is plenty of on road parking in Grampound Road

The carpets will be replaced this week!

This property is not suitable for pets.

There is a right of way for the neighbouring property to access their courtyards via the rear courtyard.

EPC:

Council Tax band B

£795 pcm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	