

# MAY WHETTER & GROSE

## THE OLD POST OFFICE THE SQUARE, GRAMPOUND ROAD, TR2 GUIDE PRICE £275,000



A FANTASTIC OPPORTUNITY TO ACQUIRE THE FORMER POST OFFICE AND SORTING OFFICE BUILDINGS WITHIN THE MUCH SOUGHT AFTER VILLAGE OF GRAMPOUND RD

THE BUILDINGS, WHICH ARE ARRANGED AS THREE SELF-CONTAINED RESIDENTIAL COMPONENTS, BRIEFLY COMPRISES A FIVE BEDROOM MAISONETTE, TWO BEDROOM FLAT AND A DETACHED ONE BEDROOM COTTAGE ALL NOW REQUIRING SOME REMEDIAL AND IMPROVEMENTS WORKS.

THE DWELLINGS ARE CURRENTLY LET ON ASSURED SHORT-HOLD TENANCIES AND WILL THEREFORE NATURALLY APPEAL TO LETTINGS INVESTORS. HOWEVER DUE TO SHEER SIZE AND SCALE OF THE BUILDINGS THEN DEVELOPERS MAY WELL CONSIDER ALTERNATIVE CONFIGURATIONS AND POTENTIAL FOR FURTHER SUBDIVISION, SUBJECT TO ALL THE NECESSARY CONSENTS BEING OBTAINABLE.



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Grampound Road is a village in the parish of Ladock. This popular village has a post office and Primary School. There are local countryside walks to enjoy and the heart of the village has a cricket field and play area. The village also offers a church and village hall. The recently regenerated St Austell town centre is situated approximately 6 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The Cathedral city of Truro is approximately 7 miles from the property offering a broad spectrum of restaurants and shops. This village is in an ideal location for both north and south coast activities.

#### **Directions:**



From St Austell head on to the A390 towards Truro, through the village of Grampound and follow the road up on to the small dual carriage way section. As the dual carriage way goes in to one lane at the top on the left hand bend, turn right signposted Grampound Road. xxxxxx

#### **Tenancies:**

Main Maisonette/Semi-detached house; Let on an assured short-hold tenancy agreement, holding over, with a rent reserved of £895pcm.

Cottage (The former sorting office); Let on a (sub-let basis via Tenant of the Maisonette/Semi-detached house) assured short-hold tenancy agreement, holding over, with a rent reserved of £400pcm.

Flat; Let on an assured short-hold tenancy agreement, holding over, with a rent reserved of £495pcm

#### **Semi-Detached House/Maisonette:**

Ground floor; Private entrance, hallway with under-stairs cupboard, kitchen/breakfast room, utility room, snug, living room, dining room,  
First floor; Landing, Master bedroom with adjoining dressing room/occasional bedroom, four further bedrooms, bathroom/WC with shower.  
Outside; Private roof terrace with far-reaching views.

Adjacent driveway and use of attached single garage and forecourt area to left-hand side of the property.

#### **Flat:**

Ground floor; Private entrance, hallway, living/dining room, inner hallway/potential study area, two bedrooms, wet-room with shower/WC and galley kitchen.

Outside; Private garden area.

#### **Cottage (The Old Sorting Office):**

The Auctioneers have yet to internally inspect and therefore verify the accommodation stated below;  
Ground floor; Bedroom and bathroom.

First floor; Kitchen/ and living room.

Outside; Private garden area.

#### **EPCs**

Semi-detached house/Maisonette; D

Flat: F

Cottage (The Former Sorting Office): G

Auctioneers Note: The EPC's for the Flat and Sorting Office dwellings do not meet government standards for their rental. Therefore buyers are advised to make and rely upon their own investigations in this regard.

#### **Agents Note:**

Due to difficulties getting into all parts of the Investment, we have downloaded an historic sale brochure when the current owners bought. This clarifies measurements and will give you an idea of size. These can be forwarded on request.











**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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