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### 3 Wellington Court Fore Street, Truro TR2 4QW

£180,000

A RECENTLY CONVERTED GRADE II LISTED ONE BEDROOM HOME LOCATED IN THE SOUGHT AFTER VILLAGE OF GRAMPOUND BETWEEN TRURO AND ST AUSTELL. THIS PROPERTY HAS THE BENEFIT OF A NEAT COURTYARD STYLE GARDEN AND ALLOCATED PARKING AND IS AVAILABLE WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / BEDROOMS: 1 / BATHROOMS: 1

#### FEATURES:

- GRADE II LISTED ONE BEDROOM HOME HOUSE
- ALLOCATED PARKING
- NEAT, COURTYARD STYLE GARDEN WITH A GARDEN SHED AND IPE DECKING
- HIGHLY DESIRABLE TUCKED AWAY LOCATION
- CONVENIENTLY LOCATED BETWEEN TRURO AND ST AUSTELL
- NO ONWARD CHAIN
- SHORT DRIVE TO TRURO AND ST AUSTELL
- FLOOR PLAN TO FOLLOW
- SOLID OAK HERRINGBONE FLOORING ON FIRST FLOOR
- IDEAL FOR FTB, AS A HOLIDAY LET OR A LONG TERM RENTAL

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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## DESCRIPTION:

Welcome to Number Three Wellington Court, a charming one bedroom grade II listed house that forms part of an attractive courtyard development converted by Linden Homes in 2014; it enjoys a peaceful setting tucked back from the main road, while still being just a short stroll from the heart of the village.

Grampound is a well-loved village ideally situated between the city of Truro and the town of St Austell, both just a short drive away. The village itself offers an excellent range of amenities, including a post office, doctor's surgery, pub, church, playing field with a park, and a pre-school/primary school.

Truro lies approximately 8 miles to the west, while St Austell is around 6 miles to the east, with a regular bus service providing easy links to both. Grampound also provides convenient access to the beautiful Roseland Peninsula and the many stunning sandy beaches that line Cornwall's south coast.

Tucked away in a quiet corner of this select development a gate opens into a neat, low maintenance courtyard. Upon entering, you're greeted by a welcoming hallway that sets the tone for the rest of the property, with stairs rising to the first floor.

On the ground floor, the property offers a spacious double bedroom with a front-facing window and generous built-in wardrobes, providing excellent storage. Also on this level is a well-appointed shower room featuring a travertine tiled floor, along with a shower cubicle, WC and wash basin. A useful under-stairs storage cupboard adds further practicality.

Upstairs, the open-plan living space forms the heart of the home. Flooded with natural light from dual-aspect windows, the lounge, dining and kitchen areas create a bright and versatile space ideal for both relaxing and entertaining. This area is enhanced by herringbone solid oak flooring and a bespoke solid oak built-in desk/breakfast bar, adding both style and functionality.

Throughout the property, there are solid oak internal doors, wooden double-glazed windows and gas central heating.

Outside, the property benefits from a neatly presented courtyard-style garden, with a patio area, lpe decking, astro turf lawn and a garden shed. The garden also provides convenient access to the allocated parking area.

This attractive home would suit a wide range of buyers, including first-time buyers, downsizers or investors. The property has previously achieved rental income of approximately £800 pcm (2026) and would make an ideal long-term investment or holiday let. Offered with no onward chain.

### Agent's Notes:

There's a Freehold Management Fee around £326.00 per year which includes the maintenance and upkeep of the grounds and parking area surrounding this property.

This property has previously generated a rental income of £800.00 ppm (2026)

The property is a Grade II listed building, meaning it is of special architectural or historic interest. As such, any works affecting its structure, appearance, or features require consent from the local planning authority to ensure preservation of its heritage value.

Hallway  
1.93m x 1.37m (6'4 x 4'6)

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Bedroom  
3.51m x 2.92m max (11'6 x 9'7 max)

Shower Room  
1.93m x 1.68m (6'4 x 5'6)

Kitchen, Living, Dining  
5.54m x 3.99m (18'2 x 13'1)

### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

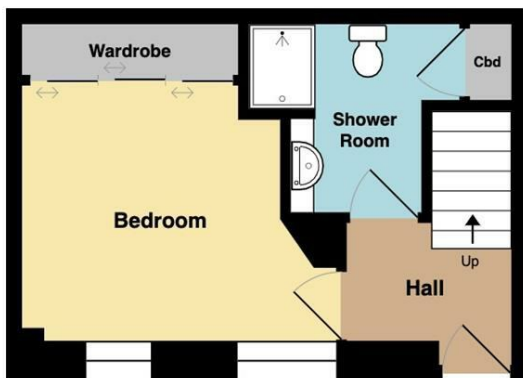
All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

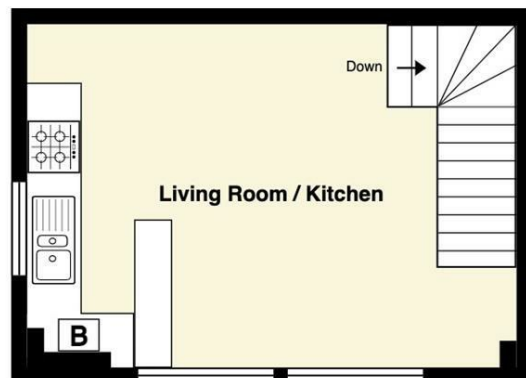
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**FLOORPLAN:**

**Ground Floor**  
Area (approx): 19.8 m<sup>2</sup> ... 213 ft<sup>2</sup>



**1st Floor**  
Area (approx): 21.3 m<sup>2</sup> ... 229 ft<sup>2</sup>



Total Area: 41.1 m<sup>2</sup> ... 442 ft<sup>2</sup>

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.

Energy Efficiency Rating		Current	Potential
Very 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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		<b>76</b>	<b>93</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.