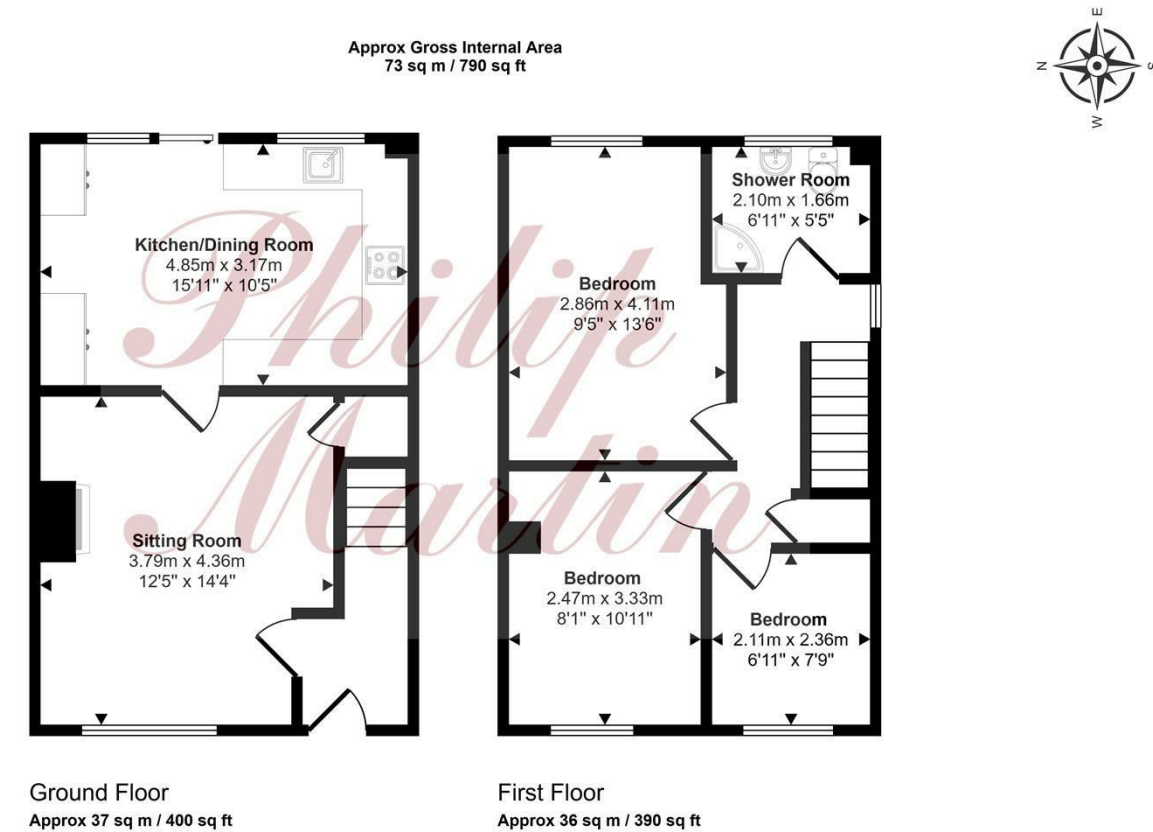


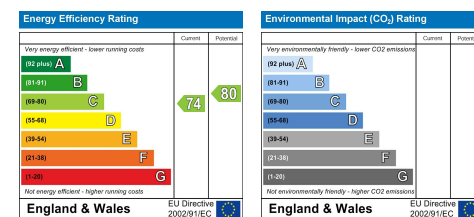
PROBUS



KEY FEATURES

- DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- SITTING ROOM
- SHOWER ROOM
- PARKING & GARAGE
- LARGE GARDEN
- RECENTLY MODERNISED
- POPULAR VILLAGE LOCATION
- CHAIN FREE

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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66 CHURCH VIEW ROAD, PROBUS, TRURO, TR2 4JH

DETACHED MODERN HOUSE SITUATED IN POPULAR VILLAGE SOLD WITH NO CHAIN

Situated in a tucked away position and occupying a large plot in a sought after village location; this chain free three bedroom air conditioned detached house has been modernised throughout. Immaculately presented, the accommodation includes; three bedrooms, sitting room, kitchen/dining room, shower room, garage and parking. Large enclosed low maintenance garden to side and rear, laid to granite chippings with flowerbed surrounds and benefiting from plenty of privacy.

EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £318,500

GENERAL COMMENTS

66 Church View Road is a detached modern house that is tucked away in a quiet setting within this sought after development. The house has part brick elevations and is well presented with light and spacious rooms. The house occupies a good size plot with a generous garden with plenty of scope to add a conservatory /sun room if required. The accommodation includes three bedrooms and a shower room on the first floor with sitting room and kitchen/dining room downstairs. The garden is enclosed and enjoys a sunny aspect and is laid to granite chippings with pleasant flowerbeds and a patio for sitting out. At the bottom of the front path is a single garage and parking space. The house is double glazed with mains gas central heating, and has newly installed air conditioning upstairs utilising an efficient air source heat pump for heating and cooling, with scope to add an additional unit downstairs. Low energy lighting units throughout. Externally there is a quality 4k multi camera CCTV system. The property benefits from an FTTP connection, giving lightning fast internet speeds.

LOCATION

Probus is a thriving community approximately 6 miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, post office, village hall, Chinese and Indian takeaways and fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.



In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

The property benefits from tiled flooring throughout the entire ground and first floor.

ENTRANCE HALL

Stairs to first floor. Radiator. Door into;

SITTING ROOM

14'3" x 12'5" (4.36m x 3.79m)

Window to front, fireplace housing gas fire with brick surround and hearth, under-stairs cupboard, radiator. Door to:

KITCHEN/DINING ROOM

15'10" x 10'4" (4.85m x 3.17m)

A recently installed modern kitchen suite with sliding patio doors opening into rear garden and window overlooking the garden. Excellent selection of Nobilia base and eye level kitchen units with quartz worktops over and large inset sink. Integral pyrolytic oven with large top of the range induction hob and extractor fan over, integral dishwasher and washing machine. Space for American style fridge/freezer. Radiator. Fully tiled walls.

FIRST FLOOR

Fully tiled flooring throughout.

LANDING

Window to side. Airing cupboard housing Worcester gas central heating boiler.



BEDROOM

13'5" x 9'4" (4.11m x 2.86m)

Window overlooking the rear garden. Radiator. Air condition unit.

BEDROOM

10'11" x 8'1" (3.33m x 2.47m)

Window to front. Radiator. Air condition unit.

BEDROOM

7'8" x 6'11"m (2.36m x 2.11mm)

Window to front. Radiator.

SHOWER ROOM

6'10" x 5'5" (2.10m x 1.66m)

A white suite with low level w.c., vanity sink unit, corner shower cubicle with fully tiled surround, mirror fronted cabinet, frosted window to rear with blind. Tiled floor and partly tiled walls, extractor fan.

GARAGE

16' x 8' (4.88m x 2.44m)

At the bottom of the front path leading from the front door to the road is a single garage with an up and over door and off road parking.

REAR AND SIDE GARDEN

A feature of the house is the very large level garden located at the rear and side. It is larger than most gardens on the development and is enclosed within a wooden garden fence with flowerbed borders. It is mainly laid to gravel with well stocked flower bed borders and a patio provides plenty of sitting out space. There is ample space for an extension accessed from the kitchen if required (subject to necessary consent). The garden enjoys a sunny aspect with a secure gated side access.

SERVICES

Mains water, gas, electric and drainage are connected.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Proceeding into Probus from the bypass (via Trewithen roundabout) take a left hand turning at the mini roundabout into Carne View Road and then take the first right into Church View Road. No. 66 can be found after a short distance on the left hand side and set well back from the road.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.