



## 5 Amelia Close, Truro, TR2 4TS Offers in excess of £240,000

Goodmove are delighted to present this lovely two bedroom semi detached house to the market.

Accommodation is well presented throughout and briefly comprises a porch, cosy lounge, spacious kitchen and downstairs WC. To the first floor, there are two double bedrooms and a house bathroom. Outside, there is a pleasant rear garden and a detached garage.

Probus is a thriving community approximately six miles east of Truro and about eight miles west of St. Austell. The village boasts a good range of facilities for everyday needs including parish church, primary school, excellent farm shop, general stores with post office, Public House, village hall, cafe and restaurants. A very regular bus service connects both Truro and St. Austell and here there are a wider range of facilities including banks, shops, schools and main line railway link to London (Paddington). The village is also easily accessible to the Roseland Peninsula and hence a number of beaches along the south Cornish coast.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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