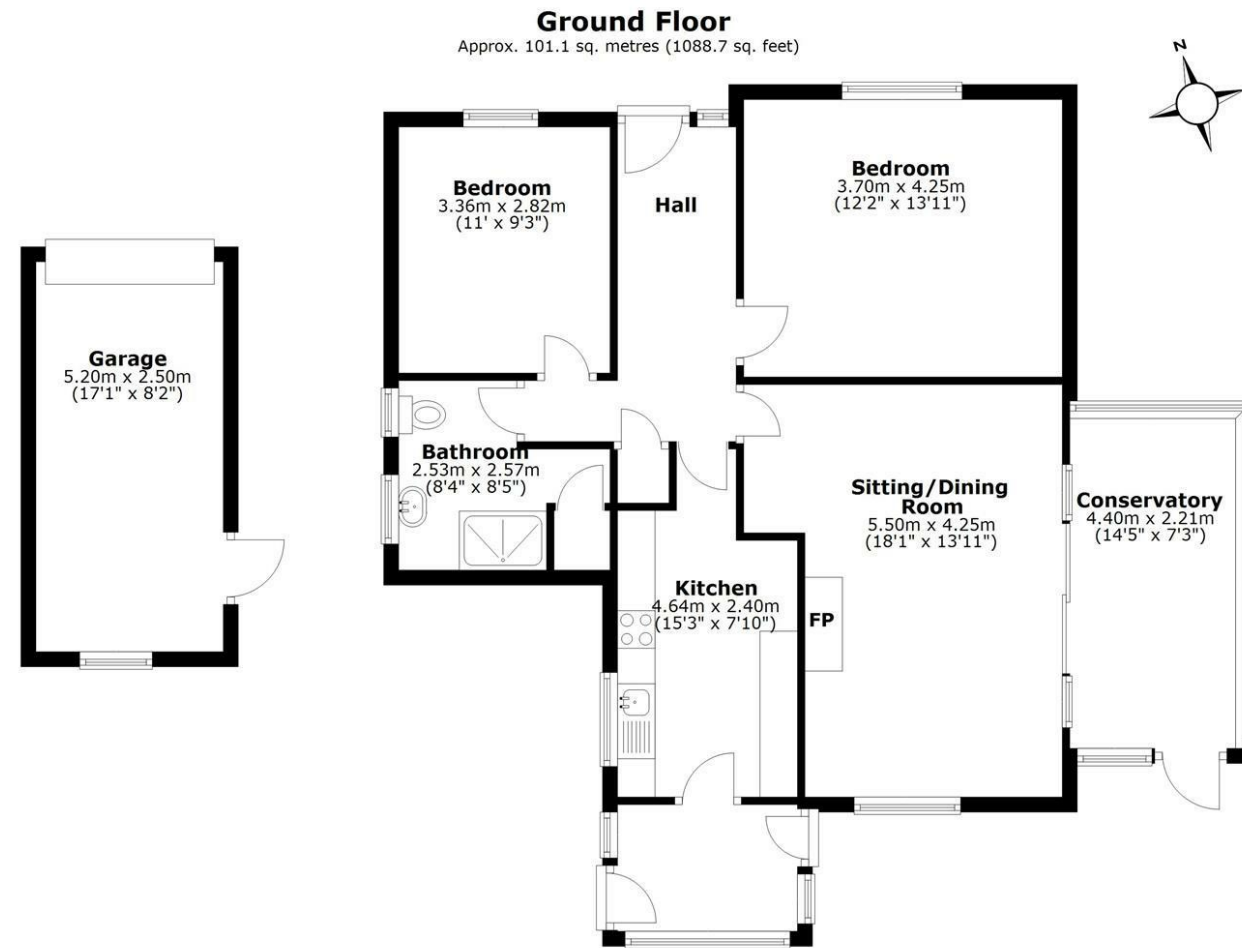


## PROBUS



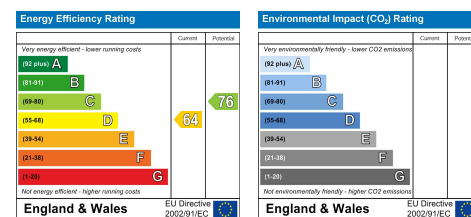
Total area: approx. 101.1 sq. metres (1088.7 sq. feet)

**28 Lewman Road, Probus**

### KEY FEATURES

- Two Bedrooms
- Conservatory
- Rear Porch
- New Boiler in 2025
- Parking For Four Cars
- Sitting/Dining Room
- Shower Room
- Gas Central Heating
- Garage
- No Chain

### 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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**28 LEWMAN ROAD, PROBUS, TRURO, TR2 4LL**

**DETACHED BUNGALOW ENJOYING FAR REACHING VIEWS**

Occupying a corner plot with private south facing garden. A well maintained property within a mature residential development in the lower end of the village. Two bedrooms, sitting/dining room, kitchen, conservatory, bathroom and rear porch. Mains gas central heating (brand new boiler this year) and double glazing. Garage and parking for four cars. No chain. Freehold. Council Tax Band C. EPC - D

GUIDE PRICE £335,000



## GENERAL COMMENTS

Occupying a corner plot, this detached bungalow has been a retirement home for the previous owner for approximately ten years and is for sale with no onward chain. It occupies a particularly good position within the built-up environs of Probus village and being slightly elevated there are lovely views across the valley to open fields and countryside. The whole property has been well maintained and the original bungalow has been extended including the addition of a large conservatory at the side and a rear porch. A new gas combination central heating boiler was installed this year. The accommodation includes two double bedrooms, large lounge/dining room, conservatory, kitchen, shower room and rear porch. All of the windows and doors are double glazed. Outside is an enclosed rear garden that enjoys a sunny south facing aspect and views. A driveway provides parking and there is a single garage.

## LOCATION

Probus is one of the best served villages in mid Cornwall and is renowned for its excellent amenities and transport links. The village boasts a popular farm shop and butchers, village shop and post office, parish church, primary school, village hall, doctors surgery, Chinese takeaway, fish and chip shop and public house. It has an excellent bus service with a very regular connection to Truro and St. Austell including for those travelling to both the local secondary schools and college. In addition the property is ideally located for quick access to both the north and south Cornish coasts. The Roseland Peninsula known for its golden sandy beaches is very close by and the A30 trunk road for quick commuting throughout the county is within easy access. Truro is approximately six miles away with its excellent shopping centre, fine restaurants and Waitrose together with the Cornish Food

Hall which is less than ten minutes away on the Probus side of the city. It also has a mainline railway link to London (Paddington). Newquay airport is only a twenty minute drive away with regular flights to London, Manchester, Dublin, Edinburgh and Glasgow.

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

## ENTRANCE HALL

Half glazed entrance door. Radiator, loft access, coat cupboard.

## SITTING/DINING ROOM

18'0" x 13'11" (5.50m x 4.25m)  
Window to rear enjoying far reaching rural views, sliding patio doors into conservatory. Two radiators. Television point.

## CONSERVATORY

14'5" x 7'3" (4.40m x 2.21m)  
Windows to side and rear overlooking the garden and views beyond with blinds. Solid glass roof. Television point.

## KITCHEN

15'2" x 7'10" (4.64m x 2.40m)  
Selection of base and eye level units. Worktops with tiled splashbacks, one and a half bowl sink, double oven with ceramic hob and extractor hood over, space and plumbing for washing machine, space for fridge and freezer. Window to side with blind.

## REAR PORCH

Windows to side and rear overlooking the garden and views beyond. Two doors opening onto the rear terraces.



## BEDROOM ONE

13'11" x 12'1" (4.25m x 3.70m)  
Window to front with blind. Built in wardrobes. Television point. Radiator.

## BEDROOM TWO

11'0" x 9'3" (3.36m x 2.82m)  
Window to front with blind. Radiator.

## SHOWER ROOM

8'5" x 8'3" (2.57m x 2.53m)  
A white suite with low level w.c, vanity sink unit, double shower cubicle with fully tiled surround. Two frosted windows to side. Heated towel rail. Airing cupboard with slatted shelves and radiator. Worcester mains gas central heating boiler (new in 2025).

## OUTSIDE

At the front is a brick driveway that provides parking for two cars and additional gravelled hardstanding with further parking for two cars and space for a motorhome trailer etc. Path to front door. A gate leads from the brick drive into the side terrace.

## GARAGE

17'0" x 8'2" (5.20m x 2.50m)  
Metal up and over garage door. Light and power. Pedestrian door to rear.

## REAR GARDEN

The rear garden is enclosed within dense hedge and fenced boundaries that provides privacy from neighbouring properties. The garden faces south and enjoys sun all day. A raised patio accessed from the rear porch is perfectly placed with lots of sitting out space

enjoying the fabulous views over the surrounding countryside. A pedestrian door gives access into the garage. Steps lead to the lower garden that has a tropical feel has been gravelled for ease of maintenance with mature shrubs and plants including camellias, hydrangeas and a palm tree.

## SERVICES

Mains water, electric, gas and drainage are connected.

## N.B

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

## 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.

## DIRECTIONS

When entering Probus from the lower end via Truck Hill take the first turning right into College Way. After a short distance bear left into Lewman Road and after traversing two sharp bends the property will be found on the right hand side where a Philip Martin sale board has been erected.

