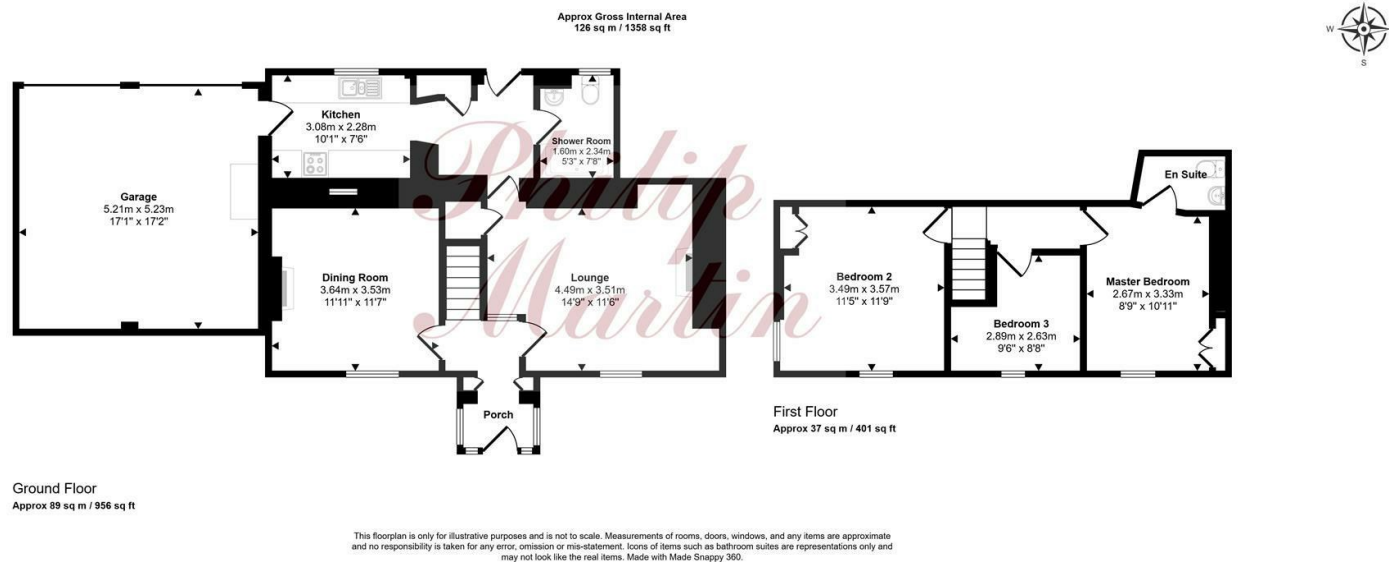


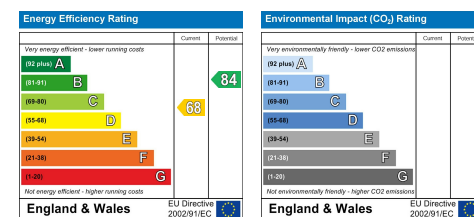
FORE STREET, PROBUS



KEY FEATURES

- DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- SHOWER ROOM
- INTEGRAL DOUBLE GARAGE
- DRIVEWAY PARKING
- GARDENS TO FRONT & REAR
- POPULAR VILLAGE LOCATION
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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CULLEN HOUSE, FORE STREET, PROBUS, TRURO, TR2 4LA DETACHED HOUSE OCCUPYING LEVEL PLOT SOLD WITH NO CHAIN

Cullen House is a three bedroom detached property situated in the heart of the popular village of Probus. The property boasts many characterful features, including sash windows, exposed stone walls, ceiling beams and fireplaces. The cottage has tremendous potential to be extended, with the option of converting the garage into more living spaces. The accommodation includes; kitchen, dining room, sitting room, shower room, three bedrooms and a w.c. There is a driveway providing off road parking, an integral double garage and gardens to the front, side and rear laid to lawn. Sold with no chain, viewing is recommended.

EPC - D. Freehold. Council Tax - E.

GUIDE PRICE £399,500

THE PROPERTY

Cullen House is a charming three bedroom detached house situated in the highly popular village location of Probus. The property is within a stone's throw from the bus stop with great access into both Truro and St Austell, as well as being a short walk from the amenities on offer within the village including; primary school, doctors surgery, butchers, shop and public house.

There is a double garage, with an integral door from the property allowing for the potential to increase the living accommodation by converting the garage space; or even extending the dwelling over the single storey extension to the rear to create more bedrooms or the inclusion of the bathroom to the first floor.

Full of character features, in all, the accommodation comprises; entrance porch, hallway, dining room, sitting room, shower room, kitchen to ground floor with three bedrooms and a toilet to the first floor. There is an integral double garage which provides excellent additional space for storage or parking purposes, or alternatively could be utilised to create further accommodation as mentioned. There are gardens that wrap around the entirety of the property, mainly laid to lawn with a brick paved driveway providing off road parking for numerous vehicles to the rear. The property also benefits from double glazing and gas central heating.

PROBUS

Probus is a thriving community approximately six 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, general stores with post office, village hall, Chinese and Indian takeaways and even a 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

ENTRANCE PORCH

HALLWAY

Stairs rising to first floor and doors into;

DINING ROOM

11'11" x 11'6" (3.64m x 3.53m)

Sash window to front aspect with feature shutters. Fireplace. Exposed stone wall. Radiator.

SITTING ROOM

14'8" x 11'6" (4.49m x 3.51m)

Sash window to front aspect with feature fireplace. Radiator. Under stairs storage cupboard.

KITCHEN

10'1" x 7'5" (3.08m x 2.28m)

Fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window to rear. Integrated appliances including washing machine, dishwasher, fridge with space for free standing cooker. Serving hatch into dining room.



SHOWER ROOM

7'8" x 5'2" (2.34m x 1.60m)

Comprising walk in shower cubicle, hand wash basin and low level w.c. Obscured window to rear. Radiator.

FIRST FLOOR

LANDING

Doors into;

BEDROOM

10'11" x 8'9" (3.33m x 2.67m)

Window to front with fitted cupboard. Radiator. Door into toilet comprising low level w.c. and hand wash basin.

BEDROOM

11'5" x 11'8" (3.49m x 3.57m)

Dual aspect with window to front and side. Fitted cupboard. Radiator.

BEDROOM

9'5" x 8'7" (2.89m x 2.63m)

Window to front. Radiator.

DOUBLE GARAGE

17'1" x 17'1" (5.23m x 5.21)

Large double garage with two metal up and over doors to driveway parking. Wall mounted gas boiler.

OUTSIDE

Occupying a generous, level plot within the centre of the village, the dwelling enjoys gardens that wrap around the front, side and rear of the property, majorly laid to lawn with mature shrubs and a walled boundary to the front. There is a brick paved driveway providing off road parking for several vehicles.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

E.

TENURE

Freehold.

DIRECTIONS

Proceed into the village of Probus from the Truro direction passing the petrol station and proceed up through the village over the speed bumps. The property will be found on the left hand side where a Philip Martin board has been erected.

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.

