



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



3 RIDGEWAY

PROBUS

TR2 4JY

DETACHED DORMER BUNGALOW IN SOUGHT AFTER LOCATION

a substantial dwelling with approx 190 sqm/2049 sq ft of accommodation enjoying a delightful quiet position close to the Church and village centre.

Entrance hall, sitting room, kitchen/dining room, conservatory, three bedrooms, bathroom with separate w.c. to the ground floor with a superb open plan living room and office to the first floor where there is potential to create a wonderful master suite (subject to consent).

Double glazing and electric heating.

Garage with workshop, driveway parking for two or three vehicles and manageable gardens to the front and rear.

EPC-D. Freehold. Council Tax- D.

OFFERS IN EXCESS OF
£400,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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

- (a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

3 Ridgeway is a detached dormer style bungalow which is situated in one of the most sought after residential locations within Probus. Ridgeway is a small residential road comprising a number of similar properties in a very quiet position and yet within a short walk of the village amenities. The property is well presented throughout and offers well proportioned ground floor accommodation with a large open plan living room and office to the first floor which could be reconfigured to provide a magnificent master suite (subject to consent) - the views from here are quite spectacular overlooking the rolling farmland surrounding the village.

The property has been well maintained and in brief comprises; to the ground floor - entrance hall, sitting room, kitchen/dining room, conservatory, three bedrooms and bathroom with separate w.c., whilst to the first floor is a large living room and office with large storage void which in all could be used as a wonderful second living area or master suite.

The front driveway provides parking for two or three vehicles and there is a garage with rear workshop as well as low maintenance gardens to the front and rear. There are double glazed windows throughout the property.

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):

ENTRANCE HALL

With fabulous parquet wood block flooring, pine ceiling and double glazed obscured PVCu door to the front with matching side window panels. Two up-lighters, telephone point and door to:-

SITTING ROOM

4.32 x 3.58 (14'2" x 11'8")

Focusing to an open fireplace with stone surround and hearth. Night storage heaters, coving, high window to side and picture window to front with countryside views. T.V. point.



KITCHEN/DINING ROOM

4.37 x 3.16 (14'4" x 10'4")

The kitchen area comprises a range of matching base and eye level units and drawers with worktops over, tiled splashbacks and one and a half bowl sink and drainer inset. Double oven and hob with extractor hood over. Integrated dishwasher, integrated washing machine and fridge. Stairs to first floor and arch to:-

CONSERVATORY

3.10 x 2.27 (10'2" x 7'5")

Walled to half height with french doors to rear and storage heater.

BEDROOM ONE

4 x 2.65 (13'1" x 8'8")

A range of mirror fronted wardrobes along one wall. Window to front with blinds and countryside views. Storage heater.

BEDROOM TWO

3.30 x 2.57 (10'9" x 8'5")

Window to rear, built-in wardrobe with hanging rail and shelving space. Storage heater.

Philip Martin



BEDROOM THREE

2.97 x 2.23 (9'8" x 7'3")

Window to front enjoying the views. Night storage heater.

INNER HALL

With the same wonderful wood block flooring as the main entrance hall and with night storage heater and deep broom cupboard. Door to:-

BATHROOM

1.94 x 1.76 (6'4" x 5'9")

A white suite comprising bath with electric shower over and pedestal wash hand basin. Fully tiled room with secured window to rear and chrome ladder rack radiator.

SEPARATE W.C.

Tiled and with low level w.c. and obscured window to rear.

FIRST FLOOR

LANDING

3.58 x 3.44 (11'8" x 11'3")

A wonderful space enjoying tremendous views out over the countryside surrounding the village. Storage heater. Opening to office space and door to:-

RECEPTION

Having a pine ceiling. Window to rear.

ATTIC

7.64 x 4.99 (25'0" x 16'4")

A huge storage space, largely boarded and with light.

GARAGE

6.87 x 3.21 (22'6" x 10'6")

Electric roller door, light and electricity. Fuses and the panel controls, window to side. Opening to:-

WORKSHOP

4.83 x 3.18 (15'10" x 10'5")

With light and electricity and pedestrian door to rear garden.

OUTSIDE

At the front is a wide tarmac driveway providing parking for two to three vehicles. A paved pedestrian path leading to the front and around to the side and a small lawn is surrounded by well stocked borders. At the rear is a patio and from a raised patio there are views of the Church. Alongside the patio are areas of slate chippings and terraced borders and also a greenhouse.

SERVICES

Electricity, water and drainage.

N.B

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



TENURE

Freehold.

COUNCIL TAX

D.

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

From Probus Square turn into Wagg Lane which is located immediately between the Parish Church and the farm shop. Follow Wagg Lane until you reach the brow of the hill and as the road bears right turn left into Ridgeway. No. 3 can be found on the left hand side.

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.





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS