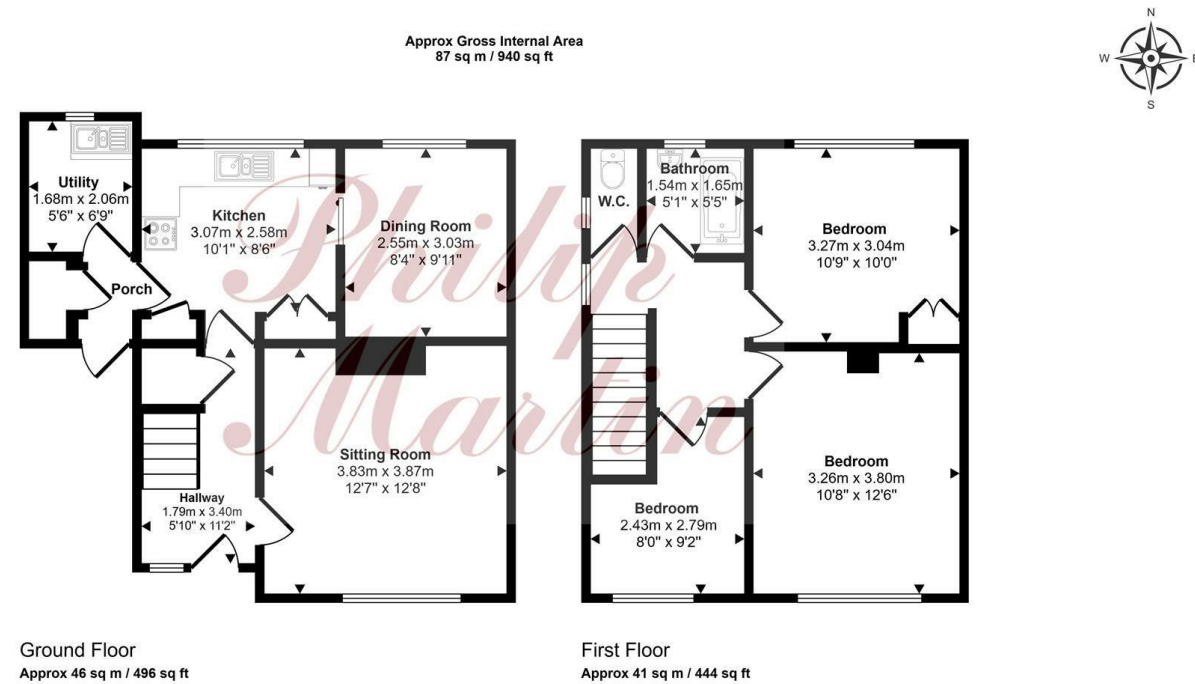


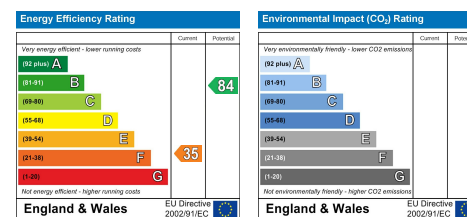
PARKENGAR VEAN, PROBUS



KEY FEATURES

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN & UTILITY ROOM
- DINING ROOM
- BATHROOM & W.C.
- FRONT & REAR GARDENS
- COMMUNAL PARKING
- CLOSE TO AMENITIES
- POPULAR VILLAGE
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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TR1 2QS

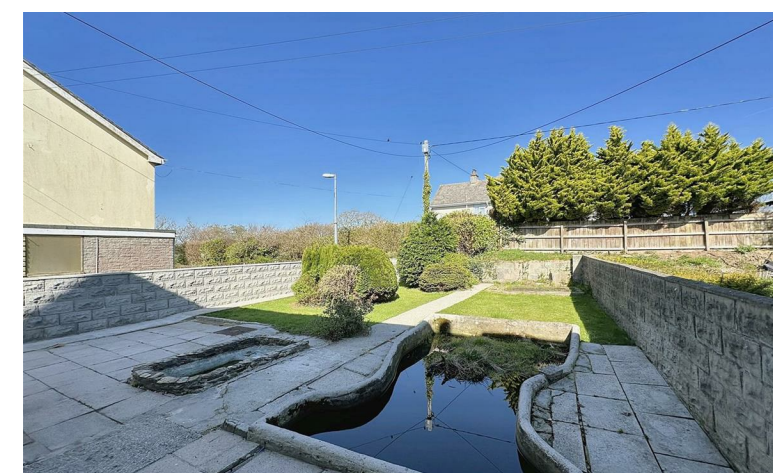
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26 PARKENGAR VEAN, PROBUS, TRURO, TR2 4JT THREE BEDROOM SEMI DETACHED HOUSE SOLD WITH NO CHAIN

This three bedroom semi detached house is situated in the popular village of Probus. Well presented however requiring modernisation, this spacious property offers a potential purchaser plenty of scope to enhance and improve. Within walking distance of the village amenities and centre, the accommodation includes; sitting room, kitchen, utility room and dining room to the ground floor with three bedrooms, a bathroom and a w.c. to the first floor. There are gardens to the front and rear of the property that enjoy the sunny aspect throughout the day.

Sold with no chain, viewing is recommended.

EPC - F. Freehold. Council Tax - B.

GUIDE PRICE £225,000

THE PROPERTY

26 Parkengear Vean is a three bedroom semi detached property situated in the popular and highly desirable village location of Probus. The property has been within the late clients ownership since construction having originally rented it from the council before purchasing many years ago. The dwelling offers generous proportioned rooms however is now in need of modernisation throughout. In all, the accommodation comprises; entrance hall, sitting room, kitchen, dining room and utility room to the ground floor with three bedrooms, a bathroom and a w.c. to the first floor. There are gardens to the front and rear, mainly laid to lawn with walled boundaries. There is also potential to create off road parking, subject to gaining the necessary planning consent.

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 HALLWAY

Stairs rising to first floor and doors into;

SITTING ROOM

12'8" x 12'6" (3.87m x 3.83m)
Window to front.

KITCHEN

10'0" x 8'5" (3.07m x 2.58m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer and space for cooker. Door into pantry cupboard and opening into dining room. Window to rear overlooking garden.

AIRING CUPBOARD

Housing hot water cylinder and shelving for storage.

DINING ROOM

9'11" x 8'5" (3.03m x 2.58m)
Window to rear.

UTILITY ROOM

6'9" x 5'6" (2.06m x 1.68m)
Comprising stainless steel sink and drainer with space for washing machine. Window to rear.

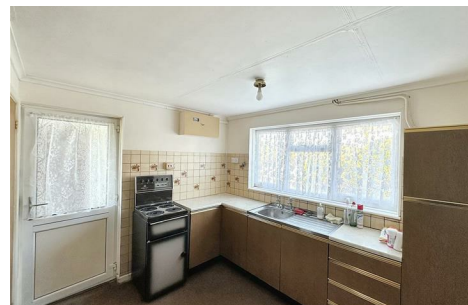
CUPBOARD

Useful store cupboard.

FIRST FLOOR

LANDING

Access to loft and doors into;



W.C.

Low level w.c. with window to side aspect.

BATHROOM

5'4" x 5'0" (1.65m x 1.54m)
Comprising bath and wall mounted hand wash basin. Obscured window to rear.

BEDROOM

12'5" x 10'8" (3.80m x 3.26m)
Window to front.

BEDROOM

10'8" x 9'11" (3.27m x 3.04m)
Window to rear.

BEDROOM

9'1" x 7'11" (2.79m x 2.43m)
Window to front.

OUTSIDE

There is a gate at the front of the property leading to the front door as well as a gate on the side leading to the side door and into the utility. A side access gate also leads to the rear garden which is enclosed and laid to patio and lawn which enjoys the sunny aspect throughout the day.

SERVICES

Mains water, electric and drainage.

N.B

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

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

From Probus village square proceed along Tregony Road and shortly after passing the doctors surgery, turn left into Parkengear Vean. Follow the road around to the right hand side and take the right hand turning. Proceed to the end of the road and No.26 can be found on the right hand side.

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.