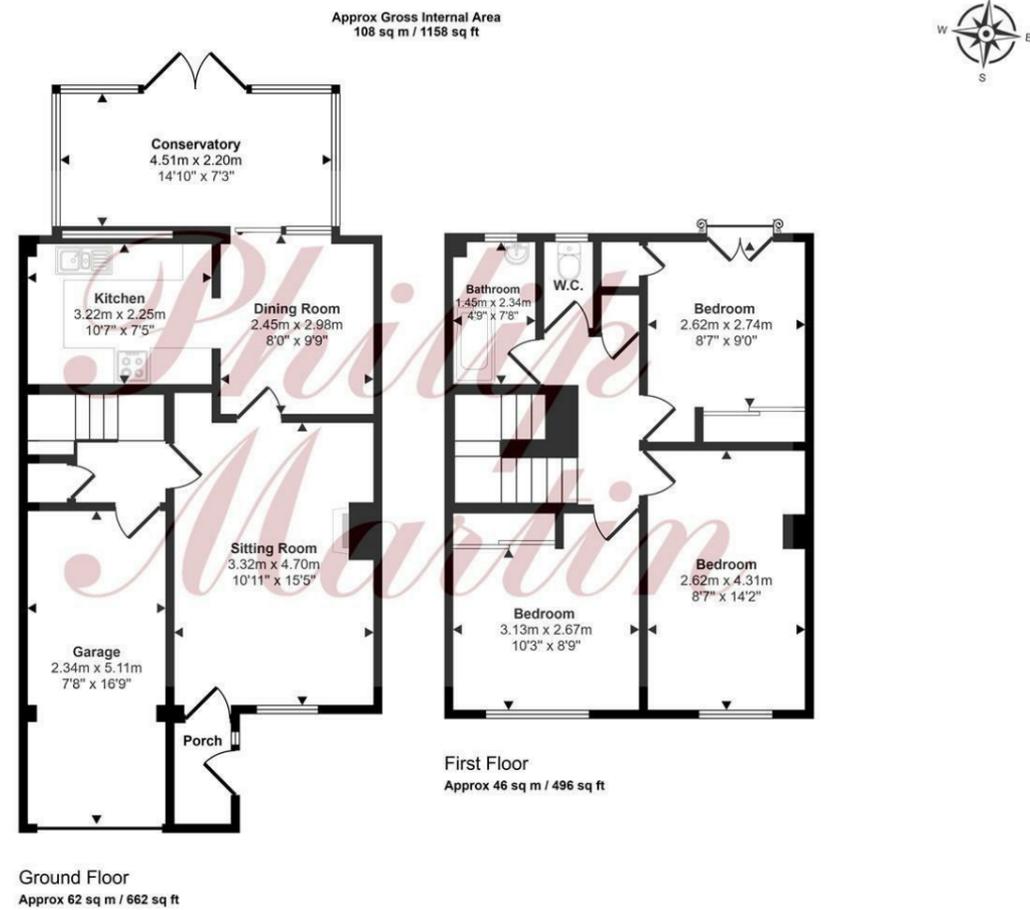


ROSPARC, PROBUS, TRURO



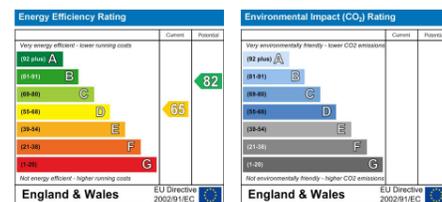
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- MID TERRACE
- THREE DOUBLE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- CONSERVATORY
- BATHROOM & W.C.
- INTEGRAL GARAGE
- DRIVEWAY PARKING
- REAR GARDEN
- VILLAGE LOCATION

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



17 ROSPARC, PROBUS, TRURO, TR2 4TJ

SPACIOUS PROPERTY SITUATED IN POPULAR VILLAGE LOCATION

This three double bedroom property is located within the popular village of Probus; just a short distance from the wide range of amenities on offer. The property is well presented and much larger than first apparent, and in all, the accommodation includes; sitting room, dining room, kitchen, conservatory, three double bedrooms, bathroom and w.c. There is a driveway providing off road parking, an integral garage and an enclosed rear garden.

EPC - D. Freehold. Council Tax - B.

GUIDE PRICE £315,000

CONTACT US

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THE PROPERTY

17 Rosparc is a fantastic three bedroom property situated in the highly popular and convenient village of Probus. The property is within walking distance of all the amenities on offer within the village, including the local shop, petrol station, butchers, doctors surgery and primary school. The property is much larger than first apparent, with a conservatory extension to the ground floor, and three double bedrooms to the first floor. Offering light and spacious rooms throughout, in all, the accommodation comprises; entrance porch, sitting room with wood burning stove, dining room with opening into kitchen and conservatory to the ground floor with three double bedrooms, a bathroom and a w.c. the first floor. There is an enclosed rear garden that is perfect for children and pets, as well as an integral garage and driveway parking.

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

Useful coat and boot storage with door into;

SITTING ROOM

15'5" x 10'10" (4.70m x 3.32m)

Window to front. Radiator. Feature inset wood burning stove. Door into;

DINING ROOM

9'9" x 8'0" (2.98m x 2.45m)

Ample space for dining table. Door into conservatory and opening into;

KITCHEN

10'6" x 7'4" (3.22m x 2.25m)

Fitted with a range of base and eye level units with worktops over and tiled splashbacks. Space for cooker with extractor fan over, undercounter fridge and freezer and plumbing for washing machine. Window into conservatory.

CONSERVATORY

14'9" x 7'2" (4.51m x 2.20m)

With tiled flooring and double doors accessing rear garden. Two radiators.

INTEGRAL GARAGE

16'9" x 7'8" (5.11m x 2.34m)

Electric metal up and over door. Light and power connected.

FIRST FLOOR

LANDING



BEDROOM

10'3" x 8'9" (3.13m x 2.67m)

Window to front. Radiator. Fitted wardrobes.

BEDROOM

14'1" x 8'7" (4.31m x 2.62m)

Window to front. Radiator.

BEDROOM

8'11" x 8'7" (2.74m x 2.62m)

Juliet balcony to rear enjoying wonderful rural views. Fitted wardrobes. Radiator. Cupboard housing gas boiler.

W.C.

Obscured window to rear. Low level w.c.

BATHROOM

7'8" x 4'9" (2.34m x 1.45m)

Comprising bath with shower over and pedestal hand wash basin. Obscured window to rear and heated towel rail.

OUTSIDE

There is a brick paved driveway to the front of the property, providing off road parking for two vehicles. To the rear of the property there is a patio area, with steps up to a level garden laid to artificial grass with timber fencing that is completely enclosed and therefore perfect for children and pets.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

TENURE

Freehold.

COUNCIL TAX

B.

DIRECTIONS

Proceeding from Truro on the A390 in an easterly direction towards St. Austell pass through the village of Tresillian and continue along the Probus by-pass to Trewithan roundabout. Turn left heading towards the village and the first round about turn left into Carne View Road and take the next left hand turning into Rosparc. The property can be found after a short distance on the left 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.