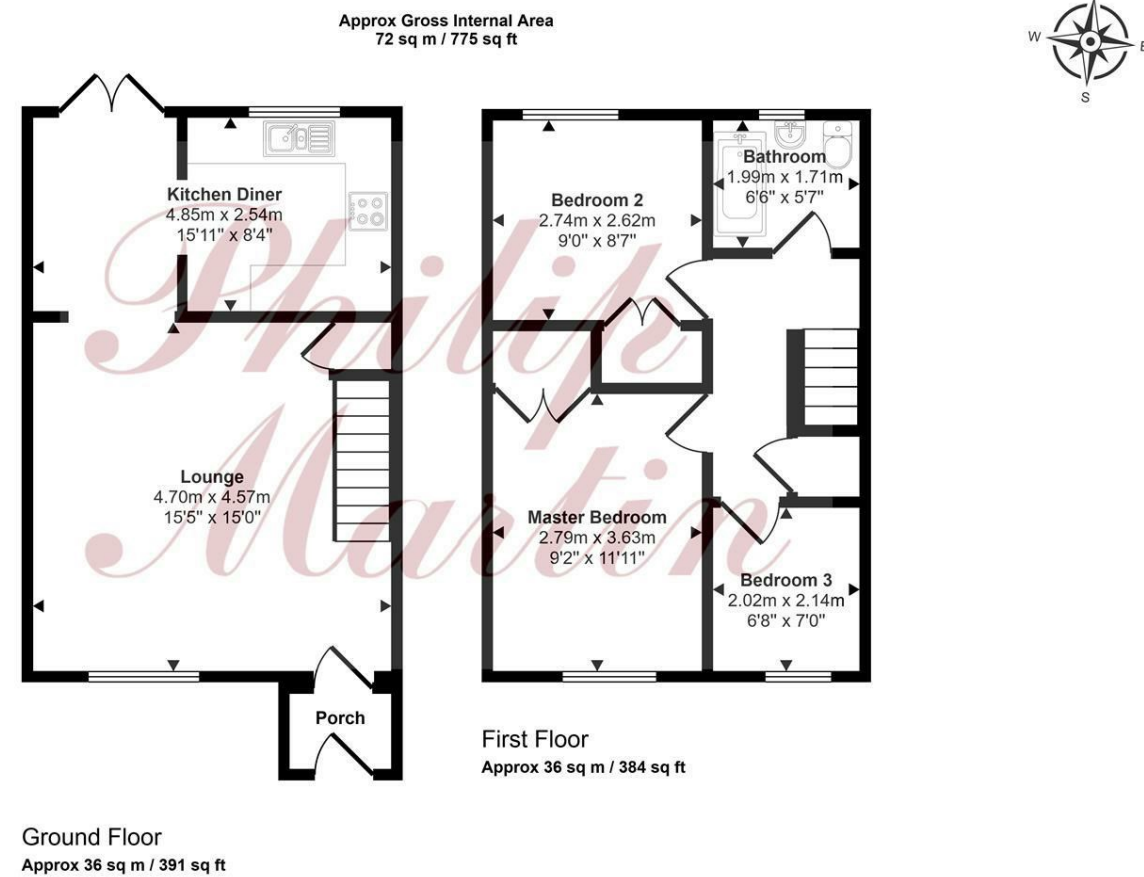


FORE STREET, PROBUS



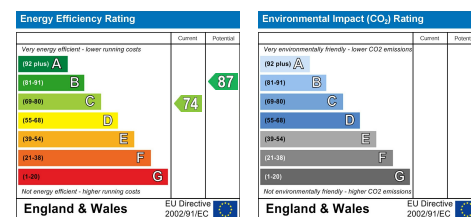
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- END TERRACE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM

- GENEROUS ENCLOSED GARDEN
- GARAGE & PARKING
- POPULAR VILLAGE LOCATION
- WELL PRESENTED
- VIEWING RECOMMENDED

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



TAMARISK, FORE STREET, PROBUS, TRURO, TR2 4PE MODERN END TERRACE HOUSE SITUATED IN POPULAR VILLAGE

This three bedroom end of terrace house is situated in the heart of the popular and desirable village of Probus. The dwelling is located just a stone's throw from the village square, and is within a short, level walk of the amenities including primary school, doctors surgery and a variety of shops. Well presented, the accommodation includes; sitting room, kitchen/dining room, three bedrooms and a bathroom. There is a generous rear garden, garage and off road parking. EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £285,000

THE PROPERTY

Tamarisk is a fantastic three bedroom end of terrace 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 has been wonderfully modernised during the current ownership, with the implementation of brand new kitchen and bathroom suites, new mains gas boiler and new flooring to the ground floor to name a few of the upgrades carried out. Offering light and spacious rooms throughout, in all, the accommodation comprises; entrance porch, sitting room with archway into the dining room and kitchen to the ground floor with three bedrooms and a bathroom the first floor. There is a generous rear garden that is completely enclosed and therefore perfect for children and pets. This also leads to the rear of the garage which has power connected and there is off road parking for two vehicles in front.

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 boot and coat storage space with door into;

SITTING ROOM

15'5" x 14'11" (4.70m x 4.57m)

Window to front and radiator. Under-stairs storage cupboard and stairs rising to first floor.

KITCHEN/DINING ROOM

15'10" x 8'3" (4.85m x 2.54m)

Space for dining table with double doors out into rear garden. Radiator. Archway into kitchen that comprises a range of base and eye level units with worktops over and tiled splashbacks. Integrated appliances including electric oven and hob with extractor fan over. Space for fridge/freezer, plumbing for washing machine. Window to rear. Cupboard housing gas boiler.

FIRST FLOOR

LANDING

Providing access to loft, and doors into;

BEDROOM

11'10" x 9'1" (3.63m x 2.79m)

Window to front. Radiator. Fitted wardrobe.

BEDROOM

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

Window to rear. Radiator. Fitted wardrobe.



BEDROOM

7'0" x 6'7" (2.14m x 2.02m)

Window to front. Radiator.

BATHROOM

6'6" x 5'7" (1.99m x 1.71m)

A modern bathroom suite, comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

OUTSIDE

To the front of the property there is a walled garden laid to chippings leading to the front door. Whilst the rear garden is generously proportioned with double doors from the dining room accessing the enclosed space that is therefore perfect for children and pets. It is laid to patio, and an extended lawn with timber fencing. A rear pedestrian gate provides access to the garage and off road parking.

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

C.

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.

