



14 ROSVA WENTON

PROBUS, TRURO

TR2 4FP

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 14 ROSVA WENTON

PROBUS TRURO

TR2 4FP

PRIME POSITION OVERLOOKING THE GREEN | 4  
DOUBLE BEDROOMS | DOUBLE GARAGE &  
LANDSCAPED GARDEN

An exceptionally well presented four double bedroom family home, occupying a prime position overlooking an attractive green within this highly regarded development.

Arranged over three floors, the property offers spacious and versatile accommodation, together with a landscaped rear garden, double garage and driveway parking.

Conveniently located for Truro and St Austell and within the catchment for The Roseland Academy, this is a superb modern home ideally suited to family living.

GUIDE PRICE £465,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## THE PROPERTY

An exceptional and beautifully presented four double bedroom family home, occupying a prime position overlooking an attractive green within this highly regarded development in the ever-popular village of Probus.

Arranged over three floors, the property offers spacious and versatile accommodation, complemented by a landscaped rear garden, double garage and driveway parking for two vehicles. The house has been carefully maintained and thoughtfully improved, with clear attention to presentation throughout.

The ground floor comprises an entrance hallway with cloakroom/WC, leading to a generously proportioned kitchen/dining room with French doors opening onto the rear garden. The dual aspect sitting room is well-proportioned and light, also benefitting from French doors to the garden.

To the first floor are two double bedrooms, including the principal bedroom with en-suite shower room, together with a contemporary family bathroom. The second floor provides two further generous double bedrooms and a modern shower room, offering flexibility for family living or home working.

Outside, the rear garden is level and attractively landscaped, predominantly laid to lawn with two seating areas — one adjoining the house and a further brick-paved terrace behind the garage. The garden is enclosed by timber fencing and includes side access.

A substantial double garage with pitched roof, light and power is accessible from both the driveway and rear garden, with driveway parking for two vehicles to the front.

## PROBUS

The property is situated within the highly sought-after village of Probus, a thriving and well-connected community approximately six miles east of Truro and a short distance from St Austell. Combining everyday convenience with an attractive village setting, Probus remains one of the area's most desirable residential locations.

The village offers an excellent range of amenities including a parish church, public house, primary school, village hall, farm shop, general stores with post office, Chinese takeaway and fish and chip shop — supporting a strong and active community atmosphere. A regular bus service provides convenient links to both Truro and St Austell.

Truro offers a comprehensive range of facilities including independent and national retailers, banks, schools and colleges, together with a mainline railway station providing a direct link to London Paddington. The property also falls within the catchment for The Roseland Academy, rated Outstanding by Ofsted and recognised amongst the top-performing schools nationally.

The village is ideally positioned for access to the picturesque Roseland Peninsula and the many beaches along Cornwall's south coast,



In greater detail the accommodation comprises (all measurements are approximate):

### GROUND FLOOR

#### ENTRANCE HALLWAY

Stairs to first floor and doors to.

#### KITCHEN/DINING ROOM

4.96 x 2.74 (16'3" x 8'11")

Well appointed with range of base and eye level units. Worktop with sink and drainer inset, gas hob, oven and extractor hood over, built in dishwasher and fridge freezer. Doors opening to rear garden.

W.C.

Wash hand basin, w.c. and radiator.

#### SITTING ROOM

4.93 x 3.28 (16'2" x 10'9")

Double doors opening to rear garden.

#### FIRST FLOOR

#### LANDING

Airing Cupboard and doors to.

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#### MASTER BEDROOM

4.98 x 3.35 (16'4" x 10'11")

A lovely dual aspect room with windows to front and rear.

#### EN-SUITE

1.81 x 1.74 (5'11" x 5'8")

With shower, w.c. wash hand basin and heated towel rail.

#### BEDROOM 4

3.15 x 2.76 (10'4" x 9'0")

Built in wardrobes and window to rear.

#### FAMILY BATHROOM

3.55 x 1.63 (11'7" x 5'4")

A generous bathroom with panel bath, shower, w.c., wash hand basin and heated towel rail.

#### SECOND FLOOR

##### LANDING

Access to loft.

##### BEDROOM 2

4.24 x 3.33 (13'10" x 10'11")

With Velux window to rear and bay window to front.

##### BEDROOM 3

4.2 x 2.77 (13'9" x 9'1")

With Velux window to rear and bay window to front.

##### SHOWER ROOM

1.96 x 1.43 (6'5" x 4'8")

With shower, w.c. wash hand basin and heated towel rail. Velux window above.

##### OUTSIDE

Driveway parking for two cars and access to the garage.

##### DOUBLE GARAGE

5.89 x 5.22 (19'3" x 17'1")

Up and over door, light and power connected. Storage above.

##### REAR GARDEN

A patio extends directly from the rear of the house, providing space for outdoor dining and seating. From here, a brick pathway leads to a circular paved area positioned in the corner of the garden, creating a private spot to sit. This area is bordered by established palms, ferns and planted beds finished with bark chippings, adding structure and interest.

The remainder of the garden is laid to lawn, offering a practical and usable space, and is fully enclosed by timber fencing, making it well suited for children and pets.

##### SERVICES

Mains gas, electricity, water and drainage.

##### TENURE

Freehold.

##### COUNCIL TAX

Band E.

##### N.B

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

##### 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

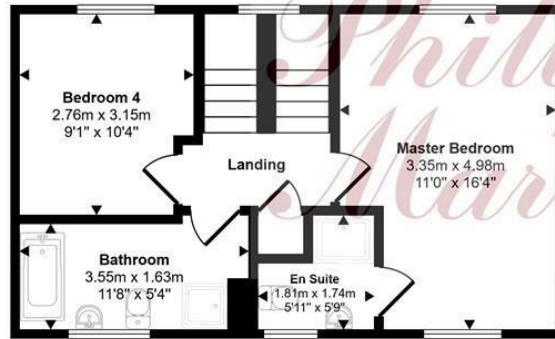
The property is located on the modern development just off Tregony Road at the top of the village with No.14 being easily identified on the right hand side.

##### DATA PROTECTION

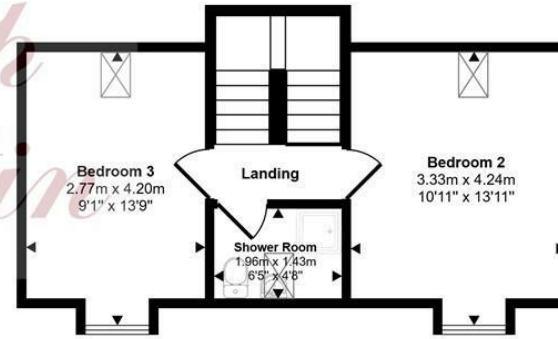
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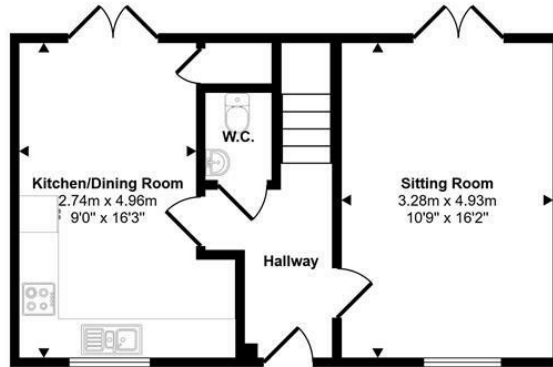
Approx Gross Internal Area  
147 sq m / 1584 sq ft



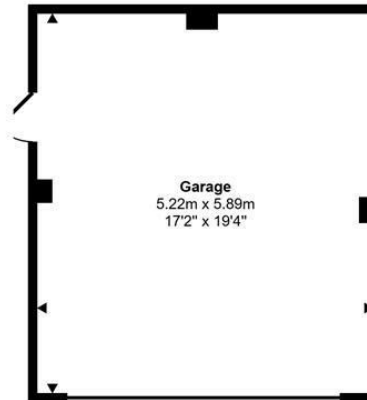
First Floor  
Approx 41 sq m / 446 sq ft



Second Floor  
Approx 34 sq m / 365 sq ft

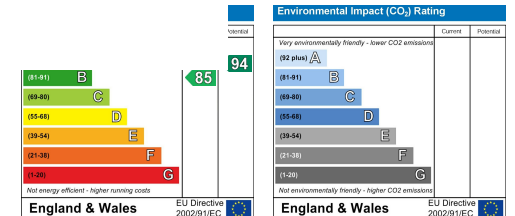


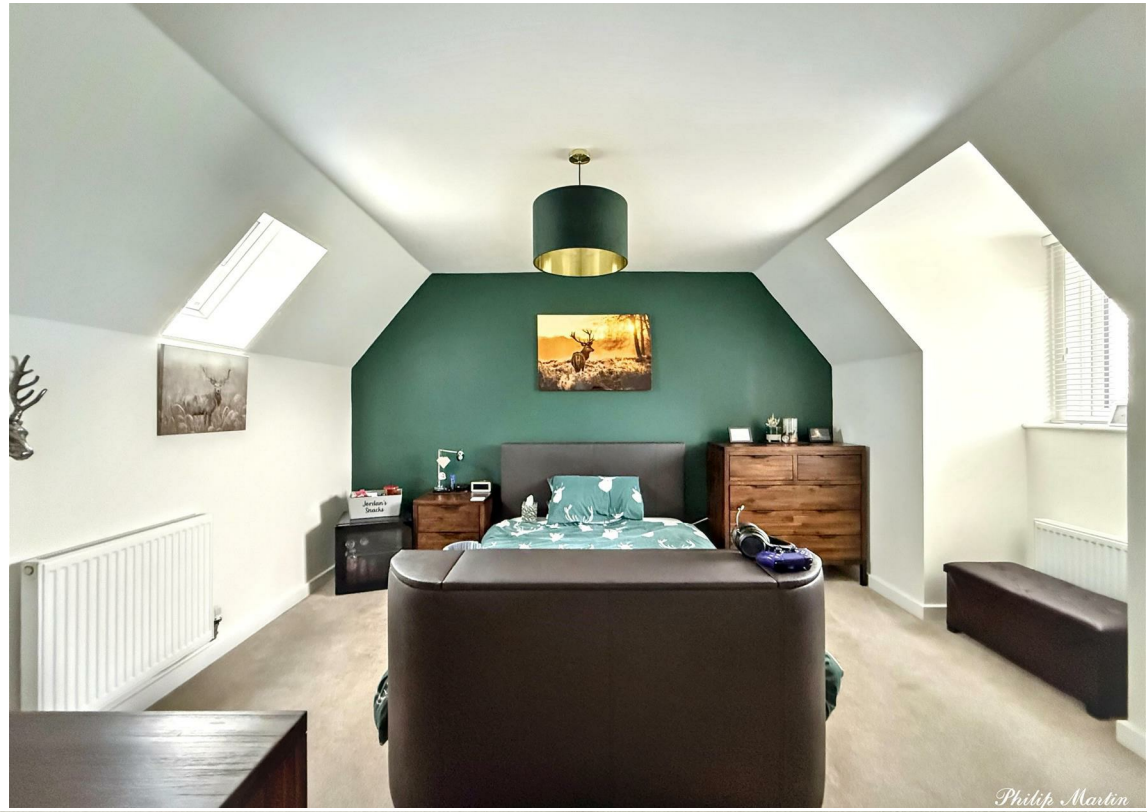
Ground Floor  
Approx 41 sq m / 442 sq ft



Garage  
Approx 31 sq m / 331 sq ft

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.







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