



CULLEN VIEW

PROBUS, TRURO

TR2 4NY

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



1 CULLEN VIEW

PROBUS TRURO
TR2 4NY

ATTRACTIVE DETACHED COTTAGE STYLE MODERN
HOUSE

Situated in an enviable position within the development
close to the centre of the village and sold with no chain.

3 bedroom accommodation with kitchen/breakfast room,
lounge/dining room, cloak room and bathroom. Garage and
parking and an enclosed south facing garden to the front.

Gas central heating and double glazing throughout.

EPC - TBC

GUIDE PRICE £330,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

Jubilee Cottage is a modern link detached house which situated in a highly sought after location within Probus, close to the centre of the village with easy access to the amenities which include the village shops, Hawkins Arms, bus stop and primary school. Cullen View is a sought after development which was built in 1997 and is now an established residential community.

The property has been a cherished home for many years although it is fair to say that it is now in need of general updating and modernisation throughout however there is fantastic potential to be a family home, within walking distance of the nursery and school as well as being perfect for working or retired people looking for the convenience of village amenities and to put their own stamp on a property.

In all the accommodation comprises 3 bedrooms and a bathroom to the first floor with a spacious lounge, kitchen/dining room and cloakroom to the ground floor. The property boasts driveway parking for a car, single garage. The property also has gas central heating and double glazing as well as established and private, south facing front gardens.

LOCATION

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



CLOAKROOM

LOUNGE

2.93 x 5.46 (9'7" x 17'10")

With patio doors opening onto the garden. Under stairs storage.

KITCHEN

2.93 x 2.84 (9'7" x 9'3")

Fitted with a good range of base and eye level cupboards with built in dishwasher, washing machine, gas cooker and wall mounted gas boiler. Door opening to driveway.

DINING ROOM

2.97 x 2.39 (9'8" x 7'10")

FIRST FLOOR

Philip Martin



LANDING

Triple built in cupboard with hot water cylinder.

BEDROOM 1

3.48 x 2.91 (11'5" x 9'6")

With built in wardrobe.

BEDROOM 2

2.95 x 2.63 (9'8" x 8'7")

With built in wardrobe.

BEDROOM 3

2.63 x 2.01 (8'7" x 6'7")

With built in wardrobe.

BATHROOM

1.99 x 1.77 (6'6" x 5'9")

Bath, w.c. and wash hand basin.

OUTSIDE

The property is approached via a wooden gate which opens to the front garden. The gardens wrap around to the side of the property which enjoys a good degree of privacy and space for an extension or conservatory, subject to consents. The parking and attached garage can be accessed from the garden as well as the road.

GARAGE

5.11 x 2.68 (16'9" x 8'9")

With roller door, light and power connected.

SERVICES

Mains gas, water, drainage and electricity.

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.

DATA PROTECTION

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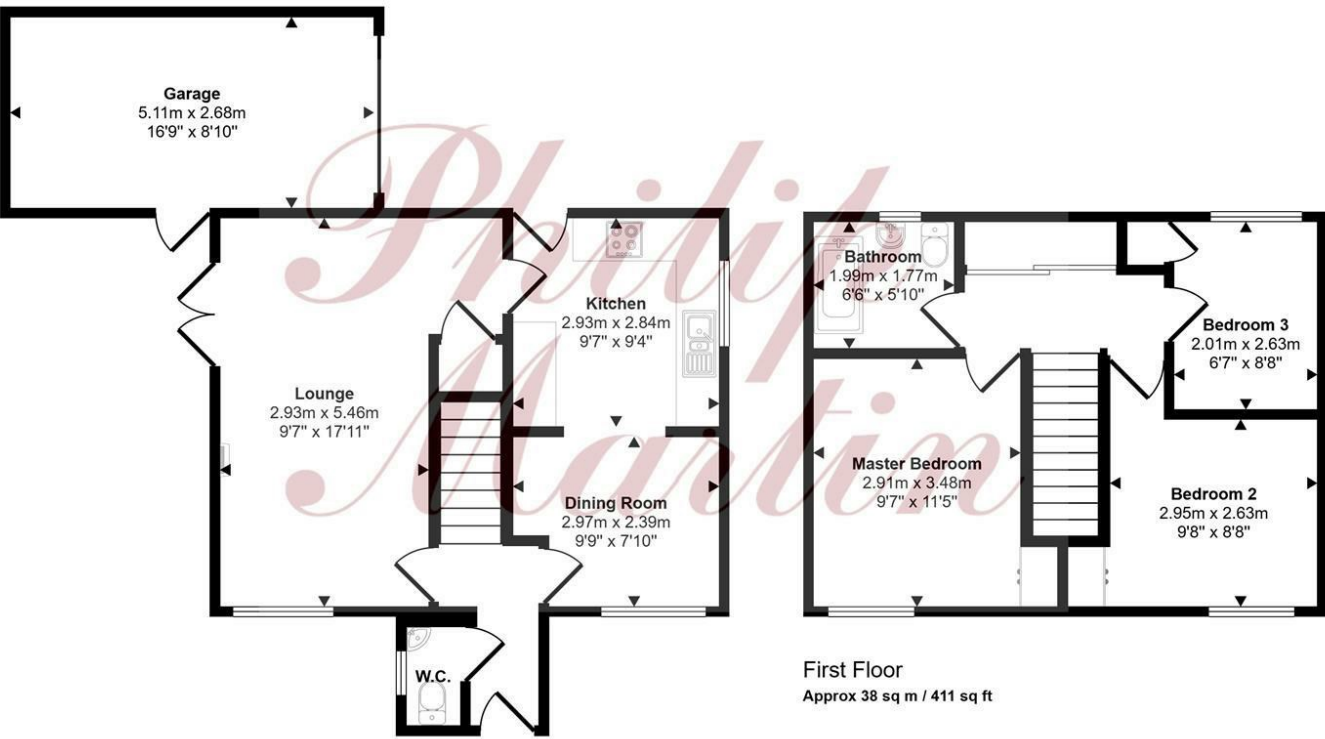
COUNCIL TAX

Band D.

DIRECTIONS

Proceeding into Probus from the Truro direction towards the centre of the village turn left into Cullen View (opposite the village hall car park). The property is easily located on the left hand side.

Approx Gross Internal Area
93 sq m / 1004 sq ft



Ground Floor
Approx 55 sq m / 593 sq ft

First Floor
Approx 38 sq m / 411 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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