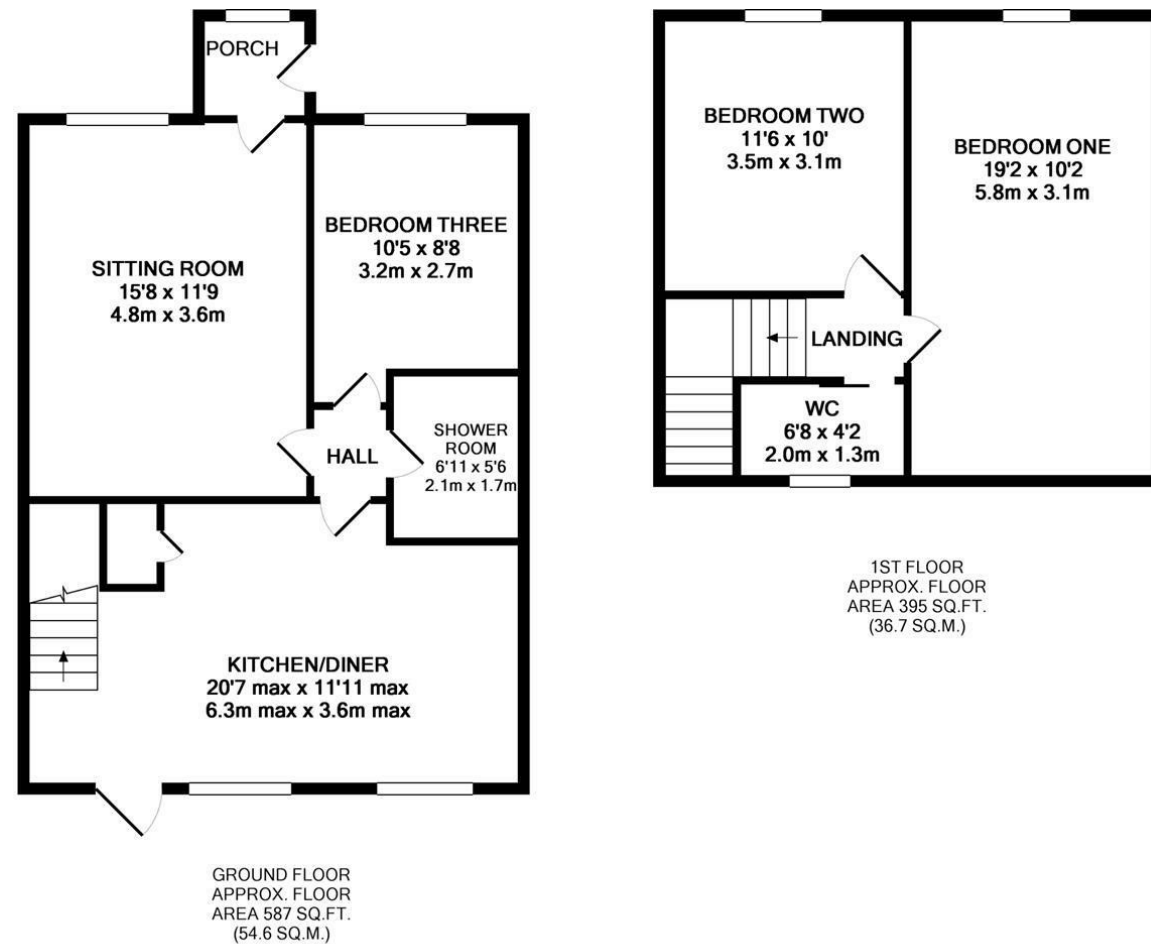


CHURCH VIEW ROAD, PROBUS



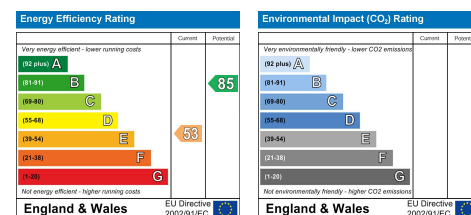
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2013

KEY FEATURES

- SEMI DETACHED
- THREE DOUBLE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM & W.C.
- DRIVEWAY PARKING & GARAGE
- SUMMERHOUSE
- LOW MAINTANENCE GARDEN
- POPULAR VILLAGE LOCATION
- NO CHAIN

ENERGY PERFORMANCE RATING



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



48 CHURCH VIEW ROAD, PROBUS, TRURO, TR2 4JH

SEMI DETACHED HOUSE IN LOVELY CUL DE SAC SETTING SOLD WITH NO CHAIN

Situated near the end of a quiet cul de sac enjoying far reaching views over the village and countryside beyond. Well presented throughout with parking, single garage and enclosed, south facing, rear courtyard garden with the added benefit of a useful summerhouse, ideal as a home office or studio. Accommodation includes; entrance porch, sitting room, kitchen/dining room, three bedrooms, bathroom and separate w.c. Sold with no chain, viewing is highly recommended.

EPC - E. Freehold. Council Tax - C.

GUIDE PRICE £299,950

THE PROPERTY

48 Church View Road is a semi detached modern property which is situated near the end of a quiet cul de sac yet just a short distance from the centre of the village. The property is well presented throughout with double glazing and gas central heating whilst there is parking, a single garage and an enclosed, south facing, rear courtyard garden. Within the garden is a very useful, insulated summerhouse, ideal as a home office or studio. The property boasts far reaching views over the village and countryside beyond and furthermore, the rear garden enjoys the warm and sunny south facing aspect for the majority of the day. The accommodation includes; front porch, sitting room, kitchen/dining room, bedroom and a shower room to the ground floor with two bedrooms and a w.c. to the first floor. Sold with no chain, viewing is highly recommended.

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



FRONT PORCH

Front door and window to front.

SITTING ROOM

15'8" x 11'9" (4.80m x 3.60m)

With wood burning stove, window to front and radiator.

KITCHEN/DINING ROOM

20'8" x 11'9" (6.30m x 3.60m)

A light and spacious room with two windows and door opening to the rear garden. Stairs rising to first floor and storage beneath. Fitted kitchen with space and plumbing for washing machine and space for fridge freezer. Cooker and hob, worktop with sink and drainer inset. Breakfast bar with space for stools. Radiator.

BATHROOM

6'10" x 5'6" (2.10m x 1.70m)

Comprising double walk in shower, pedestal hand wash basin and low level w.c.

BEDROOM

10'5" x 8'10" (3.20m x 2.70m)

Window to front and radiator.

FIRST FLOOR

LANDING

BEDROOM

19'0" x 10'2" (5.80m x 3.10m)

Velux window and radiator.



BEDROOM

11'5" x 10'2" (3.50m x 3.10m)

Velux window and radiator.

W.C.

6'6" x 4'3" (2.00m x 1.30m)

W.C. and wash hand basin. Velux window.

GARAGE

Gas boiler. Door to rear garden.

OUTSIDE

There is a small front garden, parking and access to the garage. The rear garden is geared to low maintenance with patio and decking accessed from the kitchen and pedestrian door at the rear of the garage.

SERVICES

Mains water, drainage, gas and electric.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Proceeding into the village of Probus from the Trewithen roundabout take the first exit at the mini roundabout into Carne View Road and then immediately right into Church

View Road. Take the first turning into a cul-de-sac on the left hand side and no. 48 can be found immediately ahead.

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.

