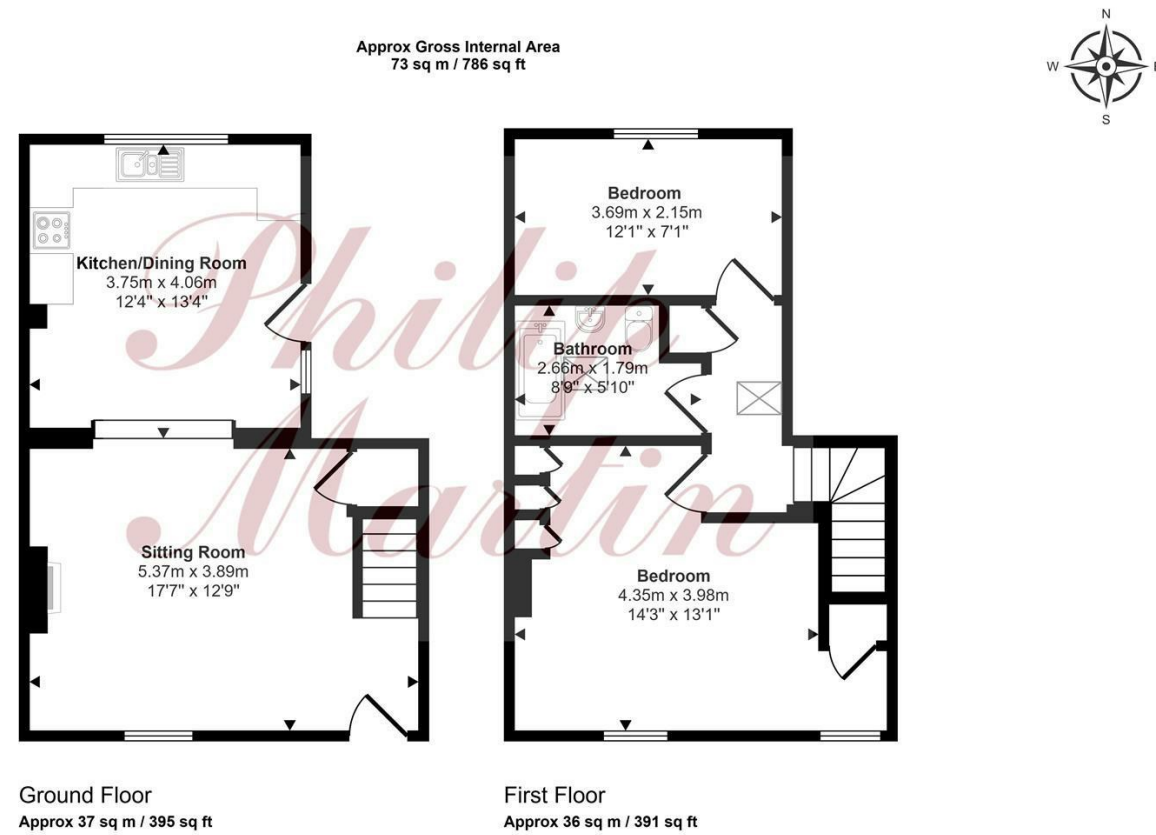


COLLEGE ROW, PROBUS



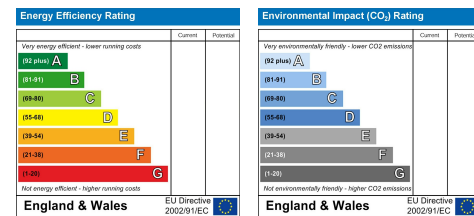
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

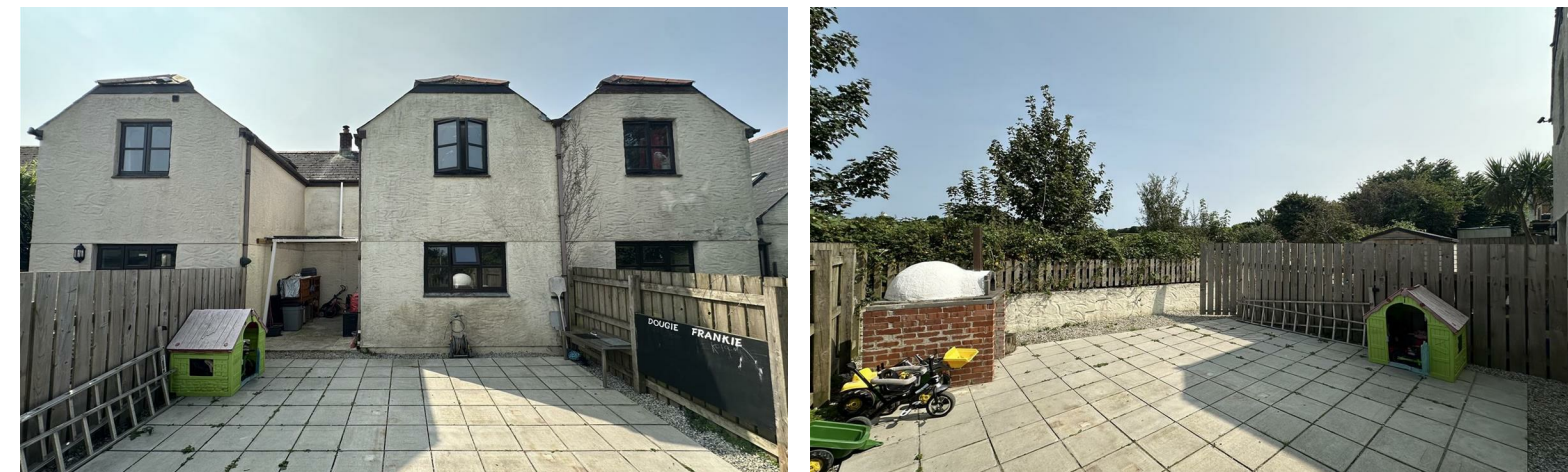
- CHARACTER COTTAGE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM
- FRONT & REAR GARDENS
- OFF ROAD PARKING
- CHARACTER FEATURES
- POPULAR VILLAGE LOCATION
- VIEWING RECOMMENDED

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



2 COLLEGE ROW, PROBUS, TRURO, TR2 4LX

CHARMING MIDDLE TERRACE HOUSE IN POPULAR VILLAGE LOCATION

Situated in a very pleasant position within the village, this characterful property is well presented throughout. Perfect first time purchase, the accommodation includes; two double bedrooms and a bathroom to the first floor with a sitting room and a kitchen/dining room to the ground floor. There are front and rear gardens and parking for two cars. Viewing is recommended.

EPC - E. Freehold. Council Tax - C.

GUIDE PRICE £245,000

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

THE PROPERTY

2 College Row is a very attractive middle terraced period cottage located in the heart of the much sought after village of Probus. The cottage has attractive stone elevations and retains much charm and character including a fireplace with open fire in the sitting room. The accommodation comprises two double bedrooms and a bathroom to the first floor as well as a large sitting room and a kitchen/dining room to the ground floor. The house enjoys a sunny southerly aspect and most windows enjoy pleasant views especially to the rear which overlook open fields. There are front and rear gardens and parking for two cars.

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

SITTING ROOM

17'7" x 12'9" (5.37m x 3.89m)
A light room with fireplace, window enjoying a southerly aspect overlooking the front garden, exposed beams, stairs leading to first floor. Radiator and opening to:-

KITCHEN/DINING ROOM

13'3" x 12'3" (4.06m x 3.75m)
With a range of base level and eye level kitchen units with worktop over incorporating sink and drainer unit with tiled splashback. Space for cooker with extractor fan over, fridge/freezer and plumbing for washing machine. Ample space for dining table. Window overlooking the rear garden and door opening to side.

FIRST FLOOR

LANDING

Doors into;

BEDROOM

14'3" x 13'0" (4.35m x 3.98m)
Two windows to front aspect over the south facing garden. Fitted wardrobes.

BEDROOM

12'1" x 7'0" (3.69m x 2.15m)
Window with views over the rear garden and countryside beyond. Radiator.

BATHROOM

8'8" x 5'10" (2.66m x 1.79m)
A modern suite comprising integrated hand wash basin and w.c., fully tiled bath with shower over. Velux window, heated towel rail and extractor fan.



OUTSIDE

The cottage occupies a large plot with front and rear gardens. The front garden enjoys a sunny southerly aspect and is mainly lawn with shrubs. The rear garden is laid to patio to enjoy outdoor dining and is enclosed and backs onto open fields and there are far reaching countryside views. There is also off road parking for two vehicles.

Please note - there is right of pedestrian access for the neighbouring property (No.3) at the rear to access their back garden.

SERVICES

Mains water, electricity and drainage are connected.

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 and 2 College Row will be easily 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.

