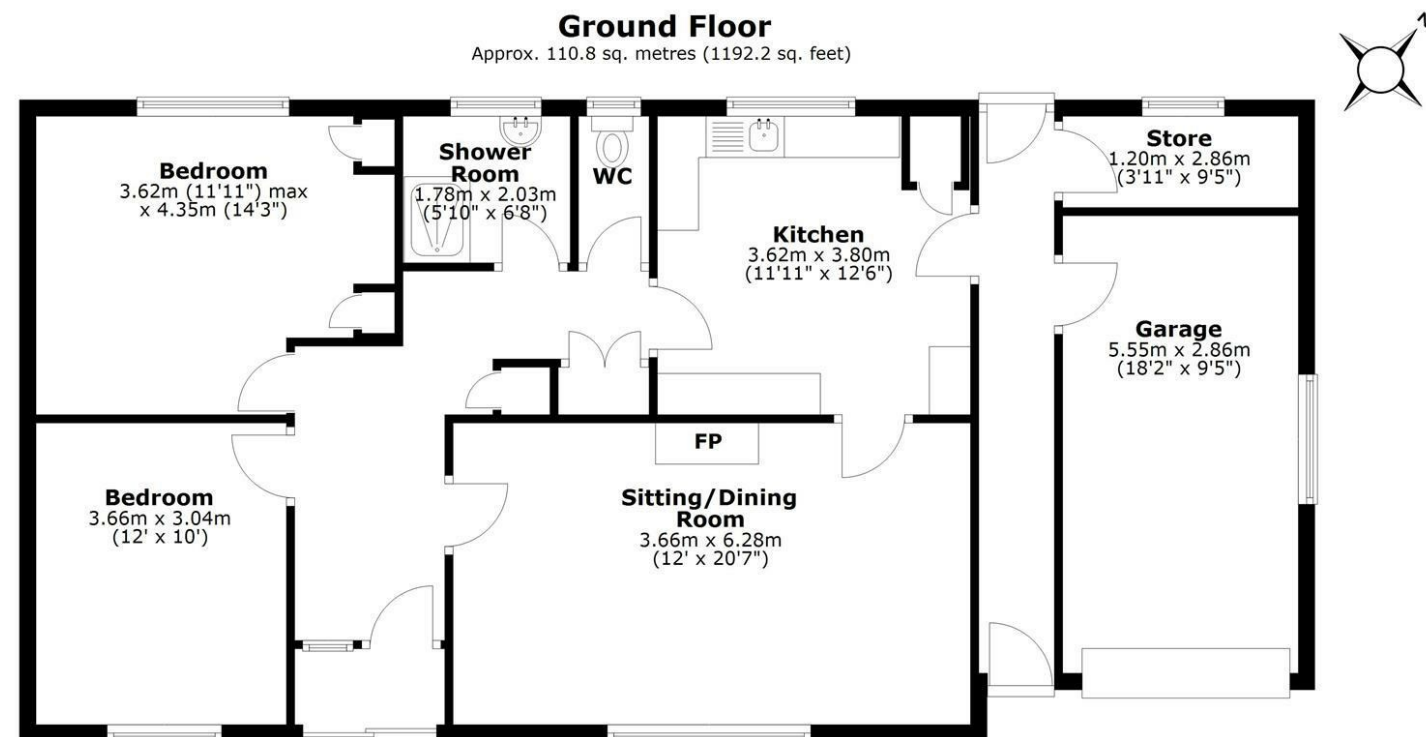


TREVIGLAS RISE, PROBUS



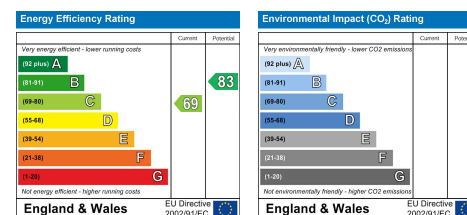
Total area: approx. 110.8 sq. metres (1192.2 sq. feet)

Conifers, Treviglas Rise, Probus

KEY FEATURES

- DETACHED BUNGALOW
- TWO BEDROOMS
- KITCHEN
- SITTING/DINING ROOM
- PLEASANT RURAL VIEWS
- DRIVEWAY PARKING
- REAR GARDEN
- GARAGE & STORE ROOM
- POPULAR VILLAGE LOCATION
- NO CHAIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



CONIFERS, TREVIGLAS RISE, PROBUS, TRURO, TR2 4LJ TWO BEDROOM DETACHED BUNGALOW SOLD WITH NO CHAIN

This two bedroom detached bungalow is situated in a sought after residential location with far reaching rural views over the surrounding countryside. Occupying a fantastic plot and with a brand new roof installed as well as driveway parking to the front and and pleasant gardens, the property offers a huge amount of potential for a prospective buyer to be modernised and extended subject to the necessary consent. The accommodation includes; entrance porch, hallway, sitting/ dining room, kitchen, two bedrooms, bathroom and a separate W.C. There is also a garage with a rear store room. Sold with no chain, an early viewing is highly recommended.

EPC -C. Freehold. Council Tax- C.

GUIDE PRICE £335,000

THE PROPERTY

Conifers is a two bedroom detached bungalow situated in a sought after residential location within the popular village of Probus. Occupying an elevated position, the bungalow enjoys pleasant countryside views, as well as being within a short, level walk of amenities including a well serviced shop and bus stop. The bungalow benefits from being recently re-roofed this year and provides spacious accommodation internally with low maintenance gardens. In all, the accommodation comprises; entrance porch, hallway, two bedrooms, sitting/dining room, kitchen, integral garage and a utility room. There is a driveway providing ample off road parking and mature gardens that wrap the entirety of the property. Sold with no chain, viewing is 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):

ENTRANCE PORCH



HALLWAY

Spacious entrance hallway providing access into;

SITTING/DINING ROOM

20'7" x 12'0" (6.28m x 3.66m)

Large window to front aspect enjoying far reaching countryside views. Two radiators and feature gas fireplace.

KITCHEN

12'5" x 11'10" (3.80m x 3.62m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink with window overlooking rear garden. Space for free standing cooker and fridge/freezer with plumbing for washing machine. Pantry cupboard.

STORAGE CUPBOARD

Housing mains gas central heating boiler. Shelved for additional storage.

SHOWER ROOM

6'7" x 5'10" (2.03m x 1.78m)

Comprising a fully tiled shower cubicle and pedestal hand wash basin. Obscured window to rear. Extractor fan.

W.C.

Low level w.c. and obscured window to rear.

BEDROOM

14'3" x 11'10" (4.35m x 3.62m)

With fitted wardrobes, window to rear and radiator.



BEDROOM

12'0" x 9'11" (3.66m x 3.04m)

Window to front. Radiator.

INTEGRAL GARAGE

18'2" x 9'4" (5.55m x 2.86m)

Electric up and over door with window to side. Light and power connected.

STORE ROOM

9'4" x 3'11" (2.86m x 1.20m)

A useful storage space with shelving and window to rear.

OUTSIDE

To the front of the property is a driveway providing off road parking for numerous vehicles, leading up to the garage. The garden wraps around the entirety of the property with a combination of walled and fenced boundaries and is very low maintenance laid to patio and gravel with mature shrubs and trees throughout.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

TENURE

Freehold.

COUNCIL TAX

C.

DIRECTIONS

Proceeding up through the main thoroughfare of Probus from the Tresillian direction take the right hand turning into Treviglas Lane. Continue to the very bottom and this ultimately leads around into Treviglas Rise and Conifers will be easily located on at the top of the road to the left hand side.

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.