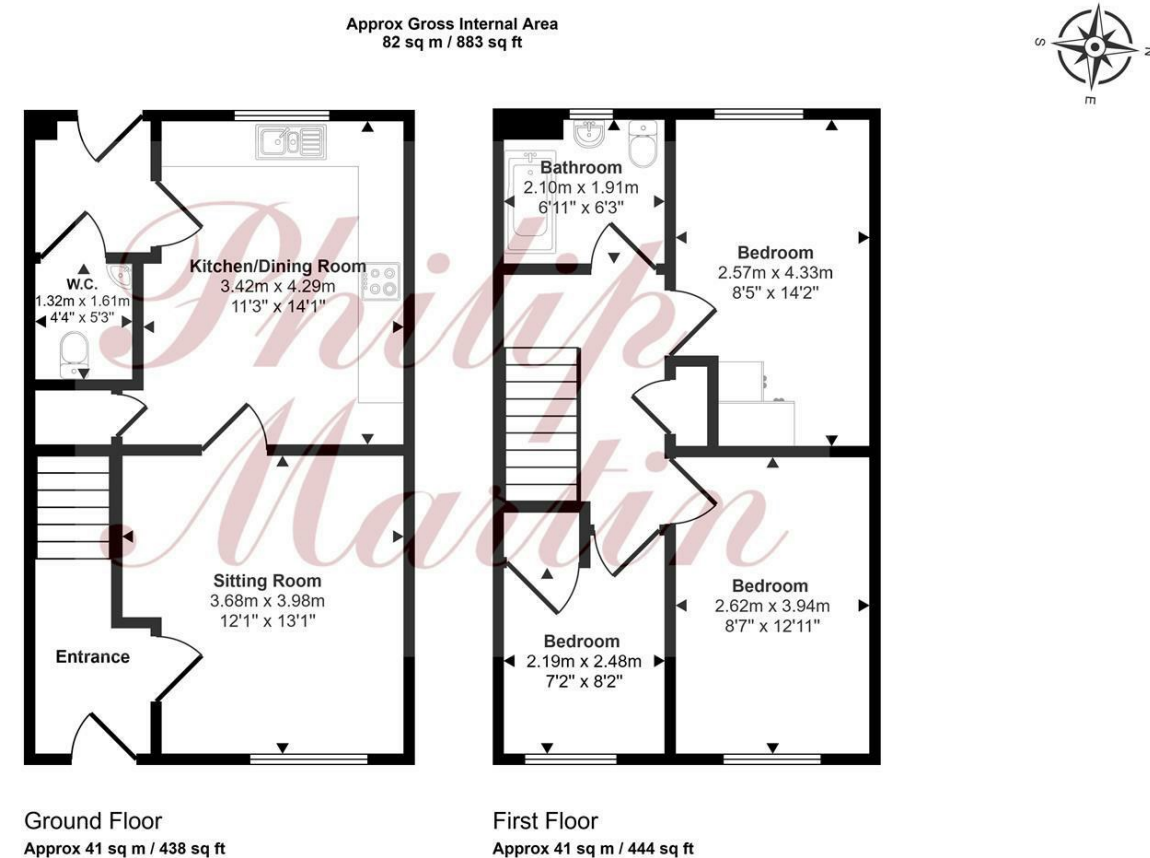


GWARAK DHERWEN, PROBUS

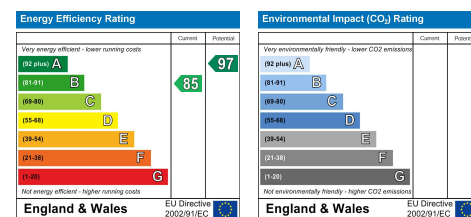


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- MODERN END TERRACE HOUSE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM & CLOAKROOM
- GARAGE & PARKING
- ENCLOSED REAR GARDEN
- GAS C.H & DOUBLE GLAZED
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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



2 GWARAK DHERWEN, PROBUS, TRURO, TR2 4FF MODERN END TERRACE HOUSE IN POPULAR VILLAGE LOCATION

This three bedroom modern end terrace house which is situated in a very pleasant location within the recent development within Probus. The dwelling is within a short walk of the centre of the village and wide range of amenities and in all the accommodation includes; sitting room, kitchen/dining room, cloakroom, three bedrooms and a bathroom.

There is off road parking, a single garage and a completely enclosed rear garden.

EPC - B. Freehold. Council Tax - C.

GUIDE PRICE £320,000

THE PROPERTY

2 Gwarak Dherwen is a three bedroom end terrace house situated in the popular village of Probus. The dwelling is located within a sought after residential area within the village, just a short walk from the doctor's surgery, range of amenities and the primary school. In all, the accommodation comprises; entrance hallway, sitting room, kitchen/dining room and w.c. to the ground floor with three bedrooms and a bathroom to the first floor. There is a driveway providing off road parking, a single garage and a completely enclosed rear garden.

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

ENTRANCE HALLWAY

Stairs rising to the first floor and door into;

SITTING ROOM

13'0" x 12'0" (3.98m x 3.68m)
Window to front. Radiator. Door into;

KITCHEN/DINING ROOM

14'0" x 11'2" (4.29m x 3.42m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer with window overlooking rear garden. Integrated appliances including electric oven with four ring gas hob and extractor fan over. Space for fridge/freezer and plumbing for both dishwasher and washing machine. Ample space for dining table. Radiator.

W.C.

5'3" x 4'3" (1.61m x 1.32m)
Comprising pedestal hand wash basin and low level w.c. Extractor fan.

FIRST FLOOR

LANDING

Access to loft, storage cupboard and doors into;

BEDROOM

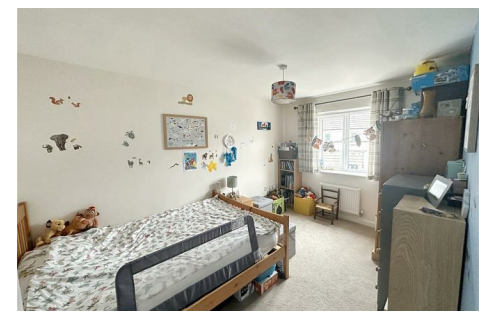
14'2" x 8'5" (4.33m x 2.57m)
Window to rear with fitted wardrobes. Radiator.

BEDROOM

12'11" x 8'7" (3.94m x 2.62m)
Window to front. Radiator.

BEDROOM

8'1" x 7'2" (2.48m x 2.19m)
Window to front. Radiator. Fitted cupboard.



BATHROOM

6'10" x 6'3" (2.10m x 1.91m)
Comprising a bath with shower over, pedestal hand wash basin and low level w.c.. Heated towel rail, extractor fan and window to rear aspect.

GARAGE

Metal up and over door with pedestrian rear access door directly from the garden. Light and power connected.

OUTSIDE

There is off road parking to the side of the property, situated in front of the single garage. To the rear there is an enclosed rear garden, laid to lawn and a decking area providing outdoor dining space. There is also a rear pedestrian door into the garage.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

The property is located on the modern development just off Tregony Road at the top of the village. Turn into Rosva Wenton and take the third right hand turning into Gwarak Dherwen and no.2 can be found on the right hand side.

