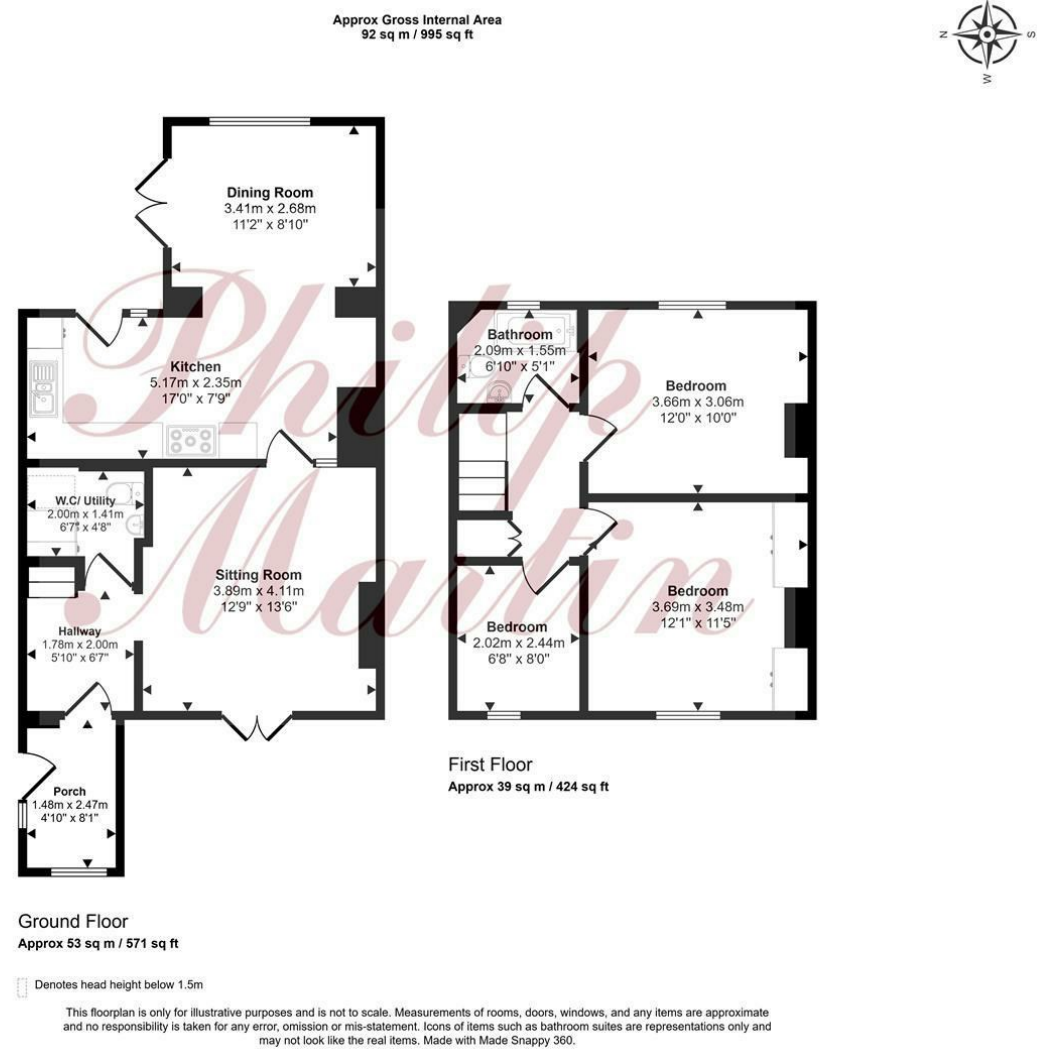


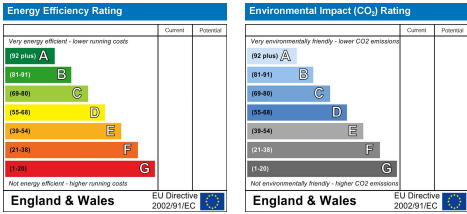
PARKENGAR VEAN, PROBUS



KEY FEATURES

- EXTENDED END TERRACE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM & W.C.
- FRONT & REAR GARDENS
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES
- SECTION 157 (CORNWALL)

ENERGY PERFORMANCE RATING



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1 PARKENGAR VEAN, PROBUS, TRURO, CORNWALL, TR2 4JT
THREE BEDROOM EXTENDED END TERRACE HOUSE IN POPULAR VILLAGE

This three bedroom end of terrace home is situated in wonderful position within a short walk of the village square and close to the playing field and park. The property has been upgraded and modernised throughout and in all, the accommodation comprises; entrance porch, hallway, w.c./utility room, sitting room, kitchen/dining room, three bedrooms and a bathroom. There is off road parking for two vehicles, and gardens to both front and rear.
EPC - C. Freehold. Council Tax - A.

GUIDE PRICE £275,000

Truro 01872 242244

www.philip-martin.co.uk

Roseland 01326 270008

THE PROPERTY

1 Parkengear Vean is a three bedroom end terrace house situated in an elevated position within the popular village of Probus. The dwelling is situated within walking distance of the wide range of amenities on offer and enjoys wonderful views of the countryside to the front. The property has been transformed during the current ownership, to remodel the layout, modernise and redecorate as well as extend the accommodation to the rear. Well presented throughout, in all, the accommodation includes; entrance porch, hallway, w.c./utility, sitting room and kitchen/dining room to the ground floor with three bedrooms and a bathroom to the first floor. There is off road parking for two vehicles, as well as enclosed front and rear gardens, mainly laid to lawn and enjoying the sunny aspect throughout the day. The property also enjoys far reaching countryside views to the front. This is an excellent opportunity for a range of people looking to live within the village, perfect for a couple, a small or growing family or even a single person.

LOCAL RESTRICTION

There is a Section 157 Restriction whereby a purchaser would need to have lived or worked in Cornwall for the 3 years preceding to submit an application.

Any prospective buyer will need a Certificate from Cornwall Council stating that they are eligible. Further information can be found on the Cornwall Council Website.

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 PORCH

8'1" x 4'10" (2.47m x 1.48m)

Housing the gas boiler and useful boat/coat storage. Door into;

ENTRANCE HALLWAY

6'6" x 5'10" (2.00m x 1.78m)

Stairs rising to the first floor. Door into sitting room and into;

W.C./UTILITY ROOM

6'6" x 4'7" (2.00m x 1.41m)

A very useful downstairs w.c. with hand wash basin. Plumbing for washing machine.

SITTING ROOM

13'5" x 12'9" (4.11m x 3.89m)

Double patio doors opening out onto front garden. Radiator. Door into;

KITCHEN/DINING ROOM

16'11" x 7'8" (5.17m x 2.35m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Space for gas rangemaster with extractor fan over, composite sink and drainer unit with integrated dishwasher. Space for fridge/ freezer. Window and door to rear garden. Radiator. Opening into;

DINING ROOM

11'2" x 8'9" (3.41m x 2.68m)

the dining room with window to rear and patio doors out to the rear garden.

FIRST FLOOR



LANDING

Access to useful storage cupboard as well as the loft space which is partially boarded and has wooden pull down loft ladder installed. Doors into;

BEDROOM

12'1" x 11'5" (3.69m x 3.48m)

Window to front enjoying pleasant countryside views with fitted wardrobes along one wall. Radiator.

BEDROOM

12'0" x 10'0" (3.66m x 3.06m)

Window to rear. Radiator.

BEDROOM

8'0" x 6'7" (2.44m x 2.02m)

Window to front. Radiator.

BATHROOM

6'10" x 5'1" (2.09m x 1.55m)

Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear.

OUTSIDE

To the front of the property there is off road parking for two vehicles; as well as an electric charging point. The front garden is enclosed and laid to lawn, leading up to the front porch. There is access to the side of the property leading into the back garden.

The rear garden is also enclosed with flowerbed borders to one side, two raised planters and a tiered strawberry planter and beds used as vegetable patch. Timber storage shed. There is also a pedestrian rear access gate.

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

A.

TENURE

Freehold.

DIRECTIONS

From Probus village square proceed along Tregony Road and shortly after passing the doctors surgery, the property can be found on the left hand side where a Philip Martin for sale 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

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