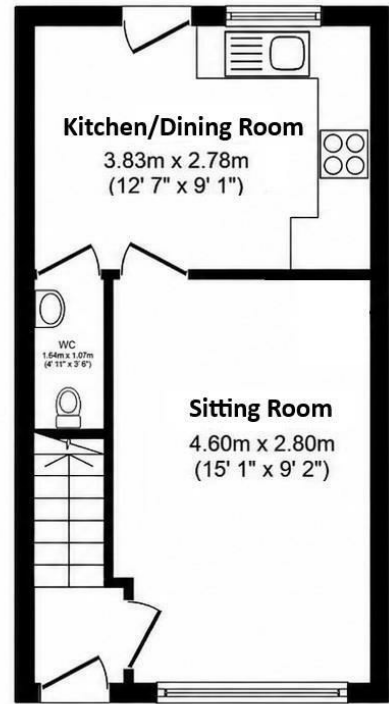
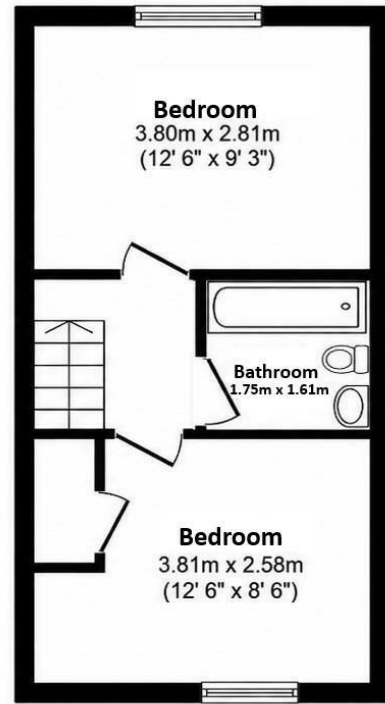


GWARAK DHERWEN, PROBUS



Ground Floor

Floor area 29.0 sq. m. (312 sq. ft.) approx



First Floor

Floor area 29.0 sq. m. (312 sq. ft.) approx



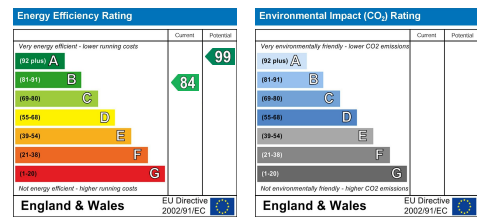
Total floor area 58.0 sq. m. (624 sq. ft.) approx



KEY FEATURES

- MODERN TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM
- CLOAKROOM
- ENCLOSED LANDSCAPED GARDEN
- DRIVEWAY PARKING
- POPULAR VILLAGE LOCATION
- BEAUTIFULLY PRESENTED

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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24 GWARAK DHERWEN, PROBUS, TRURO, TR2 4FF
 MODERN HOME PERFECT FOR LOCAL FIRST TIME BUYERS

A well proportioned two double bedroom home in a highly desirable development in Probus. With enclosed garden, driveway parking for two cars and turn key interior. In all the accommodation comprises: entrance hall, cloakroom, sitting room and kitchen/dining room to the ground floor with two double bedrooms and a bathroom to the first floor. Any prospective buyer must meet eligibility criteria. EPC- B. Freehold. Council Tax- B.

ASKING PRICE £180,250

THE PROPERTY

24 Gwarak Dherwen presents a brilliant opportunity to purchase a modern home on a sought after development. Immaculately presented throughout and comprising: entrance hallway, sitting room, W.C. and kitchen/dining room to the ground floor. There are two double bedrooms and bathroom to the first floor. Built in 2018 by Wainhomes, there is a driveway providing off road parking for two/three vehicles as well as a fantastic, landscaped west facing rear garden that benefits from the sunny aspect.

LOCATION

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 takeaway 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.

PLEASE NOTE

* SECTION 106 AFFORDABLE HOME * CONDITIONS APPLY - Price based on 70% of the open market value.

Eligibility

We would be looking to prioritise someone with an Area Local Connection to Probus. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse:

Current residency/permanent employment of 16 + hours per week for 3 + years

OR

Former residency of 5 + years

OR

Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years

After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of St Erme, Ladock, Grampond with Creed, Cuby, Tregony, St Michael Penkevil or St Clement.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) - please ask us for details.

In addition the applicant will need to:

Be in Housing Need - i.e. living with family/renting and otherwise unable to afford a home on the open market

Have a maximum household income of £80,000

Have a minimum 10% deposit (or 5% with relevant AIP)

Have a recent AIP from a s.106 lender

(Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)

Have viewed and offered on the property

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY

Stairs rising to first floor and door into:-

SITTING ROOM

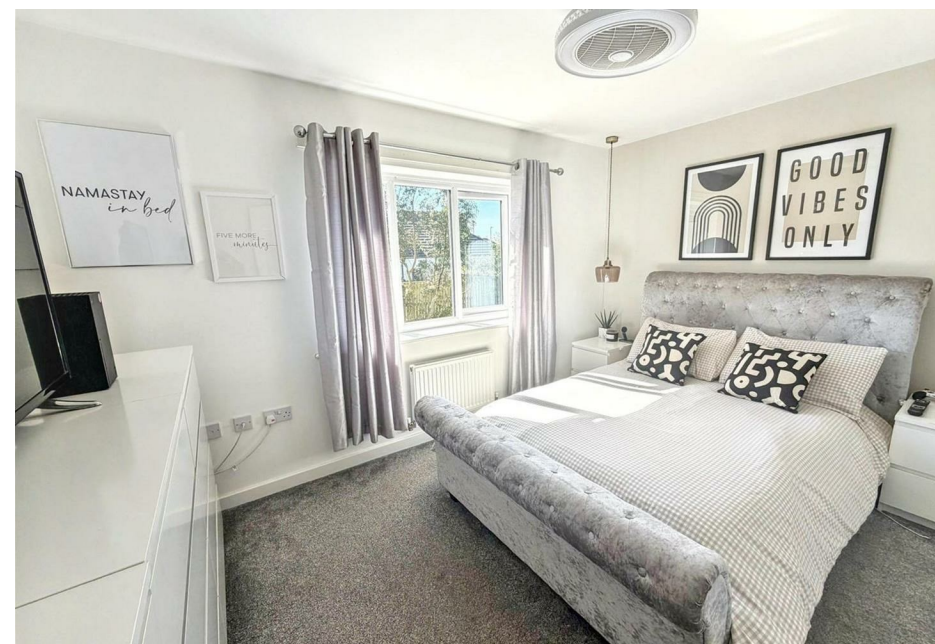
15'1" x 9'2" (4.60m x 2.80m)

Two radiators and window to the front, door into:-

KITCHEN/DINING ROOM

12'6" x 9'1" (3.83m x 2.78m)

A modern fitted kitchen with a range of base and eye level units. Worktops over, tiled splashbacks and stainless steel sink and drainer. Integrated electric oven with gas hob and extractor over.



Space fridge/freezer and plumbing for washing machine. Space for a dining table. Radiator. Window and door to rear leading to the garden. Door into;

CLOAKROOM

5'4" x 3'6" (1.64m x 1.07m)

Low level W.C with hand wash basin.

FIRST FLOOR

BEDROOM ONE

12'5" x 9'2" (3.80m x 2.81m)

A large double room with window to rear. Radiator.

BEDROOM TWO

12'5" x 8'5" (3.81m x 2.58m)

Another double room with airing cupboard, radiator and window to the front.

BATHROOM

5'8" x 5'3" (1.75m x 1.61m)

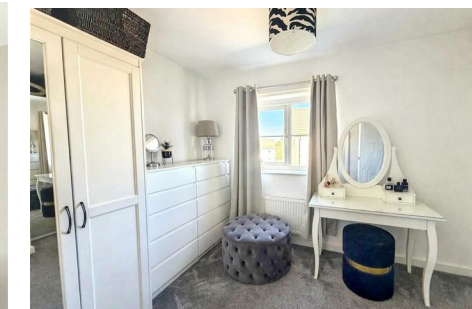
A contemporary bathroom suite tiled to full height comprising bath with shower over, low level W.C and hand wash basin.

OUTSIDE

To the front of the property there is a small lawned area and pathway leading to the front door. At the rear of the property is a fully enclosed garden that has been carefully landscaped to provide outdoor dining spaces including both a patio and level artificial grass, perfect for those with children and pets. There is space for a timber storage shed with a rear access pathway to the driveway parking which is located to the left hand side of the property providing off road parking for two/three vehicles.

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

B.

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 fourth right hand turning into Gwarak Dherwen and no.24 can be found on the right hand side, easily identifiable with a Philip Martin board.

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.

