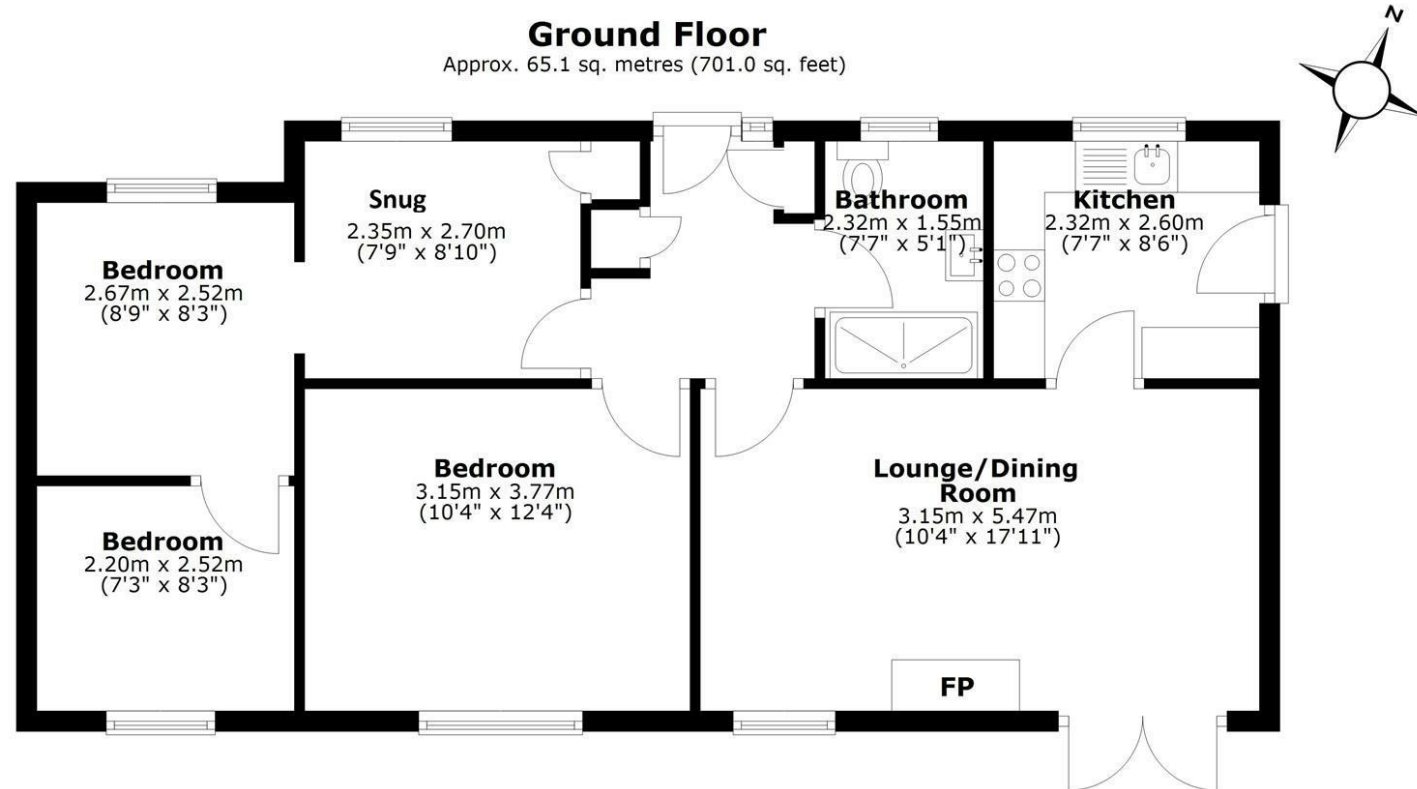


PROBUS

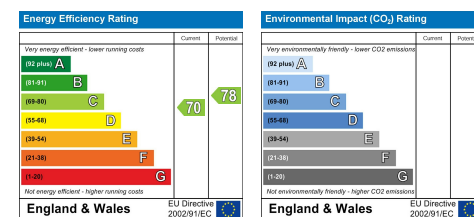


Total area: approx. 65.1 sq. metres (701.0 sq. feet)

KEY FEATURES

- Three Bedrooms
- Kitchen
- Snug
- Perfect For A Dependent Relative
- Parking For Two Cars
- Lounge/Dining Room
- Shower Room
- Versatile Accommodation
- Private Garden
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk



29 CHURCH VIEW ROAD, PROBUS, TRURO, TR2 4JH BEAUTIFULLY PRESENTED LINK DETACHED BUNGALOW

In a very quiet, tucked away position within walking distance of the village square, shops and bus stop. A fabulous bungalow in exceptional conditions that has had the garage converted into two further rooms so very versatile. Three double bedrooms, lounge/dining room, sitting room, kitchen and luxurious shower room. Private enclosed rear garden enjoying a very sunny aspect. Mains gas central heating. Double Glazing. No Chain. Freehold. Council Tax Band D. EPC C.

GUIDE PRICE £325,000

GENERAL COMMENTS

A wonderful opportunity to purchase a link detached modern bungalow located in a very quiet cul de sac and within a short walk of the village centre and its excellent facilities. The bungalow has been transformed by the current owner into a beautifully presented home. The room layout is extremely versatile and the former garage has been converted into two additional rooms designed for a dependent relative. 29 Church View Road is beautifully presented throughout and must be viewed internally to fully appreciate - it really is very special. The bungalow occupies a level corner plot and has a very private enclosed rear garden that enjoys a south facing aspect and sun all day. It is well maintained with level lawn, mature shrubs and plants and the patio accessed via French doors from the lounge/dining room provides sitting out space.

The accommodation includes three bedrooms, lounge/dining room, fitted kitchen, snug and luxurious shower room. All of the windows are double glazed and there is mains gas central heating. The bungalow is sold with no chain and an internal viewing is thoroughly recommended.

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, post office, village hall, Chinese takeaway, Indian restaurant and 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 HALL

Engineered oak floor, radiator, loft access. Two full height storage cupboards.

LOUNGE/DINING ROOM

17'11" x 10'4" (5.47m x 3.15m)

A light room with full height window to rear and French doors opening into the rear garden and patio. Woodburning stove with slate hearth and wooden mantle over. Engineered oak floor. Radiator. Television and telephone points. Door to kitchen. Part glazed door to:

KITCHEN

8'6" x 7'7" (2.60m x 2.32m)

Excellent range of modern white base and eye level units. Worktops with tiled splashbacks. Single stainless steel sink/drain. Integral gas hob and oven with extractor hood over, integral washing machine and dishwasher, space for fridge. Window to front with blinds. Glazed door opening into the side garden.

SHOWER ROOM

7'7" x 5'1" (2.32m x 1.55m)

A tiled room with modern white suite comprising double shower cubicle, low level w.c, pedestal wash hand basin. Two heated towel rails. Frosted window to front. Tiled floor.

BEDROOM ONE

12'4" x 10'4" (3.77m x 3.15m)

Window overlooking the rear garden. Telephone point. Central light with electric fan.



SNUG

8'10" x 7'8" (2.70m x 2.35m)

Window overlooking the front garden. Television point. Built in cupboards. Opening to:

BEDROOM TWO

8'9" x 8'3" (2.67m x 2.52m)

Converted from the original garage. Window to front. Loft access, radiator. Door to:

BEDROOM THREE/STUDY

8'3" x 7'2" (2.52m x 2.20m)

Window overlooking the rear garden. Radiator.

OUTSIDE

At the front of the bungalow is a level lawn enclosed within a hedge and fence boundary and a path leads up to the front door and continues via a wooden gate to the side and rear garden. A driveway provides parking for two cars and there is potential to create additional parking if required by removing more of the front lawn.

REAR AND SIDE GARDEN

The rear and side garden is very private and enjoys a south facing aspect and sunshine all day. It is enclosed within timber fences and shrubs and therefore very safe for children and pets and extremely secure with gated access to the front. There is a level lawn and patio that provides sitting out space, perfect for outside entertaining. There are outside lights, water tap and electrical sockets. The summerhouse and garden shed both have light and power and are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are connected.

N.B

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

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.

DIRECTIONS

Proceed into the village from the Trewithen roundabout and at the mini roundabout take the left turning into Carne View Road and immediately right into Church View Road. Continue to the end of this road and the property can be found on the right hand side in the far corner of the cul-de-sac.

