



9 RIDGEWAY
PROBUS, TRURO,
CORNWALL TR2 4JY

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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PROBUS TRURO
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DETACHED BUNGALOW

Situated in a quiet position yet close to the centre of the village and enjoying far reaching countryside views from the southwest facing balcony at the rear.

3 or 4 bedrooms on the ground floor with a converted garage as either the 4th bedroom or an excellent home office.

Parking, rear garden and all finished to a high standard.

OFFERS IN EXCESS OF
£575,000

Philip Martin

PHILIP MARTIN

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THE PROPERTY

9 Ridgeway is a completely unique property, it is essentially a 3 bedroom bungalow which has been greatly improved and enlarged with the addition of a home office/bedroom 4 via the conversion of the garage and furthermore a garden room below the main dwelling.

The situation is also highly desirable, it is a quiet, tucked away position yet still very close to the centre of the village. The property enjoys far reaching countryside views from the southwest facing balcony at the rear which opens from the bi-folding doors from the sitting room.

In all there are 3 principal bedrooms on the ground floor with the 4th bedroom or home office with an en-suite, family bathroom and the open plan living area with kitchen, dining and sitting room. There is parking, front and rear gardens and all finished to a high standard.

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):

MAIN DWELLING



ENTRANCE HALL

Front door, two cupboards and door to living area.

SITTING ROOM

5.05 x 3.65 (16'6" x 11'11")

A lovely light and spacious room with bi-folding doors opening out onto balcony. Open fireplace and radiator.

BALCONY

A stunning south west facing balcony with glass balustrade enjoying wonderful far reaching countryside views.

KITCHEN/DINING ROOM

5.83 x 2.99 (19'1" x 9'9")

Recently installed kitchen comprising a range of base level units with worktops over and tiled splash backs. Electric



cooker with gas hobs and extractor fan over. Cupboard housing gas boiler and additional pantry cupboard. Door to side leading to;

UTILITY

Space and plumbing for washing machine. Window to rear.

BEDROOM 4/OFFICE

4.10 x 2.82 (13'5" x 9'3")

Converted garage into an additional reception room. Window to front aspect and door into;

EN-SUITE SHOWER ROOM

Fully tiled shower room with walk in shower cubicle, pedestal hand wash basin and low level W.C. Obscured window to rear.

BEDROOM ONE

3.65 x 3.49 (11'11" x 11'5")

Window to rear and radiator.

BEDROOM TWO

3.32 x 3.03 (10'10" x 9'11")

Window to rear and radiator.

BEDROOM THREE

3.52 x 2.62 (11'6" x 8'7")

Window to front and radiator.

BATHROOM

2.20 x 1.72 (7'2" x 5'7")

A modern white suite with bath, w.c. and wash hand basin.

LOWER GROUND FLOOR

The garden room is located via the rear garden at lower ground floor level.

GARDEN ROOM

5.37 x 3.09 (17'7" x 10'1")

Radiator.

STORE ROOM

3.26 x 3.20 (10'8" x 10'5")

GARDENERS W.C.

OUTSIDE

The front gardens are mainly lawned with a slate shingle path leading to the front door. Separate access to the converted garage, ideal for an office. A gated side access from the driveway opens to rear garden. This is a terraced garden with areas of lawn and patio, ideal for sitting out. There is a timber storage shed and storage void under the balcony.

SERVICES

Mains water, electric, gas and drainage.

N.B

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

DIRECTIONS

Proceed into the village from the Truro direction and turn into the square by the Church. Proceed into Wagg Lane (located between the Church and farm shop) and take the second left hand turning into Ridgeway. No.9 is on the right hand side of the development.

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.

Ground Floor

Approx. 137.7 sq. metres (1482.6 sq. feet)



Total area: approx. 137.7 sq. metres (1482.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.

Plan produced using PlanUp.

9 Ridgeway, Probus

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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