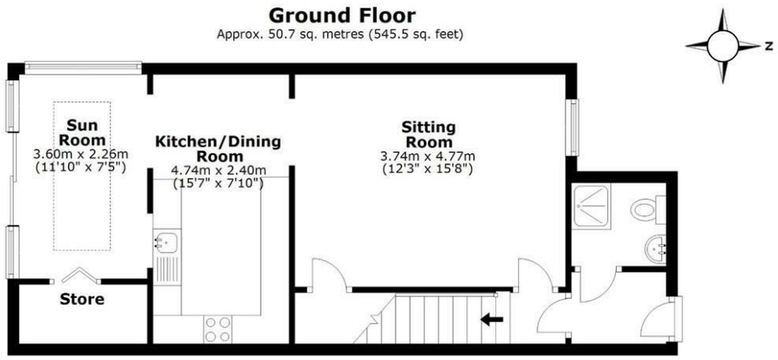
CULLEN VIEW, PROBUS



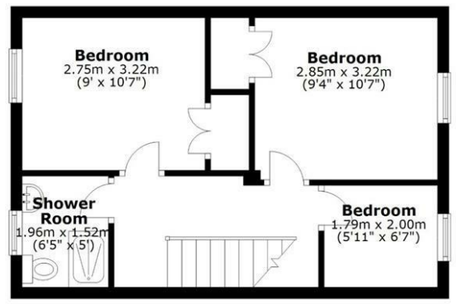




Ground Floor
Approx. 50.7 sq. metres (545.5 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.7 sq. feet)



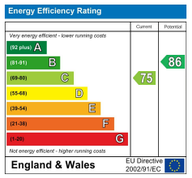
Total area: approx. 85.6 sq. metres (921.2 sq. feet)

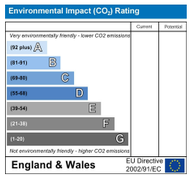
19 Cullen View, Probus

Key Features

- Three Bedrooms
- Kitchen/Dining Room
- Ground Floor Wet Room.
- Enclosed South Facing Garden
- Gas Central Heating
- Sitting Room
- Conservatory
- First Floor Shower Room.
- Garage And Parking
- No Chain.

Energy performance rating





Contact us

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

19 CULLEN VIEW, PROBUS, TRURO, TR2 4NY

MODERN TERRACED HOUSE WITH GARAGE AND GARDENS

Located in the heart of Probus and within a short walk of the excellent village facilities.
Three bedrooms, sitting room, kitchen/dining room, conservatory, shower room and wet room.
Enclosed sunny south facing rear garden. Single garage and parking.
Mains gas central heating. Double glazing.
Sold with no chain.
Freehold. Council Tax Band C. EPC - C

GUIDE PRICE £275,000

General Comments

19 Cullen View is an attractive modern house located within a very sought after development in the popular village of Probus. The house is well presented throughout and benefits from mains gas central heating and double glazing. A conservatory has been added at the rear which is a fine addition with solid glass roof and electric blinds. This has transformed the house and has created a lovely sunny south facing room with pleasant view of the garden. The accommodation includes: entrance hall, shower room with w.c, lounge/dining room, kitchen, conservatory, three bedrooms and bathroom. There are far reaching countryside views from the first floor and a splendid view of Probus church tower from the rear. A drive provides parking at the front and a short distance away is a single garage. At the rear is a private enclosed garden that enjoys a sunny southerly aspect that is enclosed and well stocked with many interesting shrubs and plants. The house is sold with no chain.

Location

Probus is a thriving community approximately 6 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 and Indian takeaways 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 Vestibule

Part glazed composite entrance door. Tiled floor, radiator and door to inner hallway.

Shower Room

A tiled wet room comprising low level WC, wash hand basin and Mira sport shower. Frosted window to front. Mirror fronted cabinet, extractor fan, tiled floor.

Sitting Room

12'3" x 15'7" (3.74m x 4.77m)
A well proportioned room with window to front. Large under stairs storage cupboard with light. Radiator, telephone and television points. Opening through to:

Kitchen/Dining Room

15'6" x 7'10" (4.74m x 2.40m)
Excellent range of base and eye level solid maple kitchen units. Worktops with tiled splashbacks incorporating one and a half bowl stainless steel sink/drainer, space and plumbing for dishwasher, space for fridge freezer. Integral AEG oven with gas hob and stainless steel extractor hood over, corner cupboard with carrousel rack. Opening into:

Conservatory

11'9" x 7'4" (3.60m x 2.26m)
Enjoying a southerly aspect and pleasant views over the rear garden. Solid glass roof with electric remotely operated blinds. Sliding patio door opening into the rear garden. Radiator.

Utility/Boiler Cupboard

Housing Worcester mains gas fired combination boiler. Space and plumbing for washing machine, space for tumble dryer. Shelves and electric sockets.

First Floor

Landing with loft access, radiator, shelved linen cupboard and storage cupboard over upstairs.

Bedroom One

9'4" x 10'6" (2.85m x 3.22m)
Window to front enjoying far reaching rural views, radiator. Built-in wardrobe.

Bedroom Two

9'0" x 10'6" (2.75m x 3.22m)
Window overlooking the rear garden with pleasant views of Probus church. Built-in wardrobe. Radiator.













Bedroom Three

5'10" x 6'6" (1.79m x 2.00m)
Window to front enjoying the lovely countryside views. Radiator, built in wardrobe.

Shower Room

6'5" x 4'11" (1.96m x 1.52m)
A tiled room with white suite comprising low level w.c, pedestal wash hand basin and shower. Frosted window to rear. Extractor fan. Heated towel rail.

Outside

At the front is an attractive brick driveway providing off street parking.

Rear Garden

The rear garden enjoys a sunny southerly aspect and is enclosed within a wooden garden fence. The garden is well stocked many specimen shrubs and plants that provide colour and interest throughout the year including a fabulous acer. A path meanders through the garden to a decked sitting area and onto the end of the garden where a wooden pedestrian gate provides rear access.

Garage

16'6" x 8'7" (5.05m x 2.64m)
Located in a small block almost opposite the house (first on left). Light and power. Roller garage door. Pitched roof with lots of storage.

Services

Mains water, electric, drainage and gas 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

Proceeding into Probus from the Truro direction towards the centre of the village turn left into Cullen View (opposite the village hall car park). The property is easily located at the far end of the development on the right hand side where a Philip Martin sale board has been erected.

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