

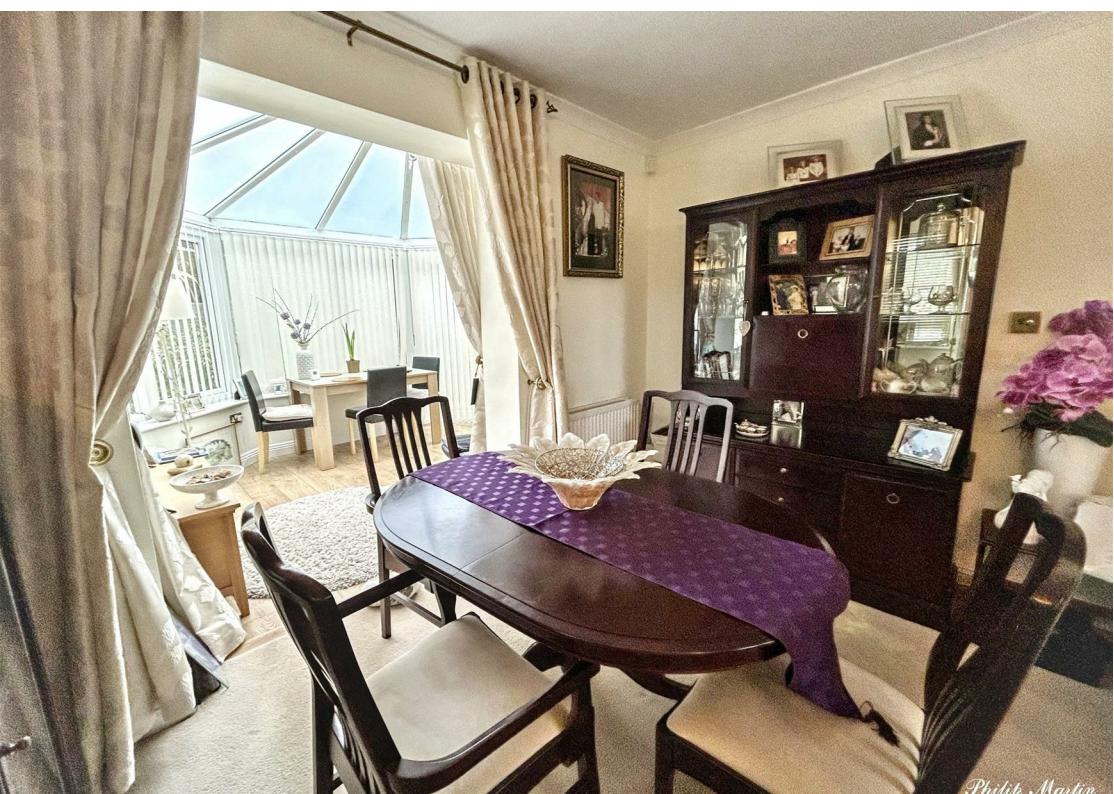


ALLAWAH  
CULLEN VIEW  
PROBUS, TRURO,  
TR2 4NY

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*



ALLAWAH  
CULLEN VIEW  
PROBUS TRURO  
TR2 4NY

MODERN DETACHED PROPERTY IN POPULAR  
LOCATION

In all the accommodation comprises 3 bedrooms and a bathroom to the first floor with a spacious lounge/dining room, kitchen, conservatory and W.C to the ground floor. The property boasts driveway parking and single garage. The property also has gas central heating and double glazing as well as a private low maintenance garden.

Freehold.  
Council Tax D  
EPC - TBC

GUIDE PRICE £375,000



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## THE PROPERTY

Allawah is a modern detached house situated in a highly sought after location within Probus, close to the centre of the village with easy access to the amenities which include the village shops, Hawkins Arms, bus stop and primary school. Cullen View is a sought after development which was built in 1997 and is now an established residential community.

In all the accommodation comprises 3 bedrooms and a bathroom to the first floor with a spacious lounge/dining room, kitchen, conservatory and W.C to the ground floor. The property boasts driveway parking for a couple of cars and single garage. The property also has gas central heating and double glazing as well as a private low maintenance garden.

## 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 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):

### ENTRANCE HALLWAY

Stairs to first floor.

### DOWNSTAIRS W.C

W.C and wash hand basin.



### KITCHEN

2.90 x 4.69 (9'6" x 15'4")

Fitted with a good range of base and eye level cupboards with built in induction hob and under stairs storage. Stainless steel mixer tap with tiled splashback surround.

### LOUNGE/DINING ROOM

3.48 x 6.62 (11'5" x 21'8")

A large well proportioned room. Gas fired wood burner. Open archway leading into;



#### CONSERVATORY

3.93 x 2.72 (12'10" x 8'11")

Windows to side and rear overlooking the garden with blinds. Television point. Doors leading to the rear garden.

#### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

3.72 x 2.33 (12'2" x 7'7")

Double bedroom with window to side aspect. Built in wardrobes. Radiator. Door leading to;

#### EN-SUITE

W.C. with vanity basin and shower cubicle.

#### BEDROOM 2

2.72 x 3.14 (8'11" x 10'3")

Double bedroom with window to front. Built in wardrobes. Wall mounted radiator.

#### BEDROOM 3

3.06 x 2.17 (10'0" x 7'1")

Window to front aspect. Currently used as a study. Built in cupboard. Wall mounted radiator.

#### BATHROOM

1.70 x 1.64 (5'6" x 5'4")

W.C., wash hand basin and bath.

#### OUTSIDE

At the front is a brick driveway that provides parking and access to the garage. The rear garden benefits from complete privacy, with a mix of decking, gravel and patio providing excellent opportunity for sitting out and entertaining.

#### GARAGE

2.51 x 4.96 (8'2" x 16'3")

Single garage with 'up and over door'. Pedestrian access door to the rear garden.

#### SERVICES

Mains gas, water, drainage and electricity.

#### 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.

#### 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.

#### COUNCIL TAX

BAND - D

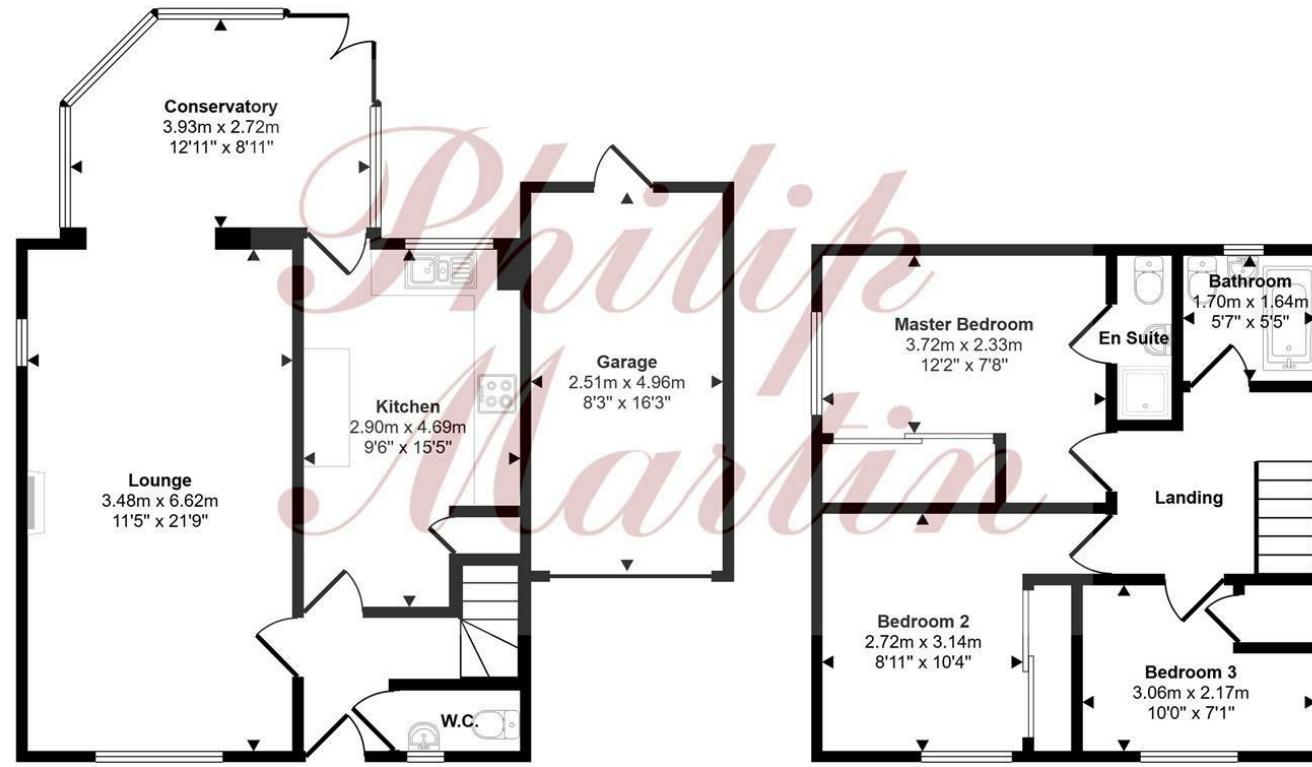
EPC - TBC

#### 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 immediately located on the right hand side where a Philip Martin sales board has been erected.



Approx Gross Internal Area  
109 sq m / 1173 sq ft



### Ground Floor

Approx 67 sq m / 716 sq ft

### First Floor

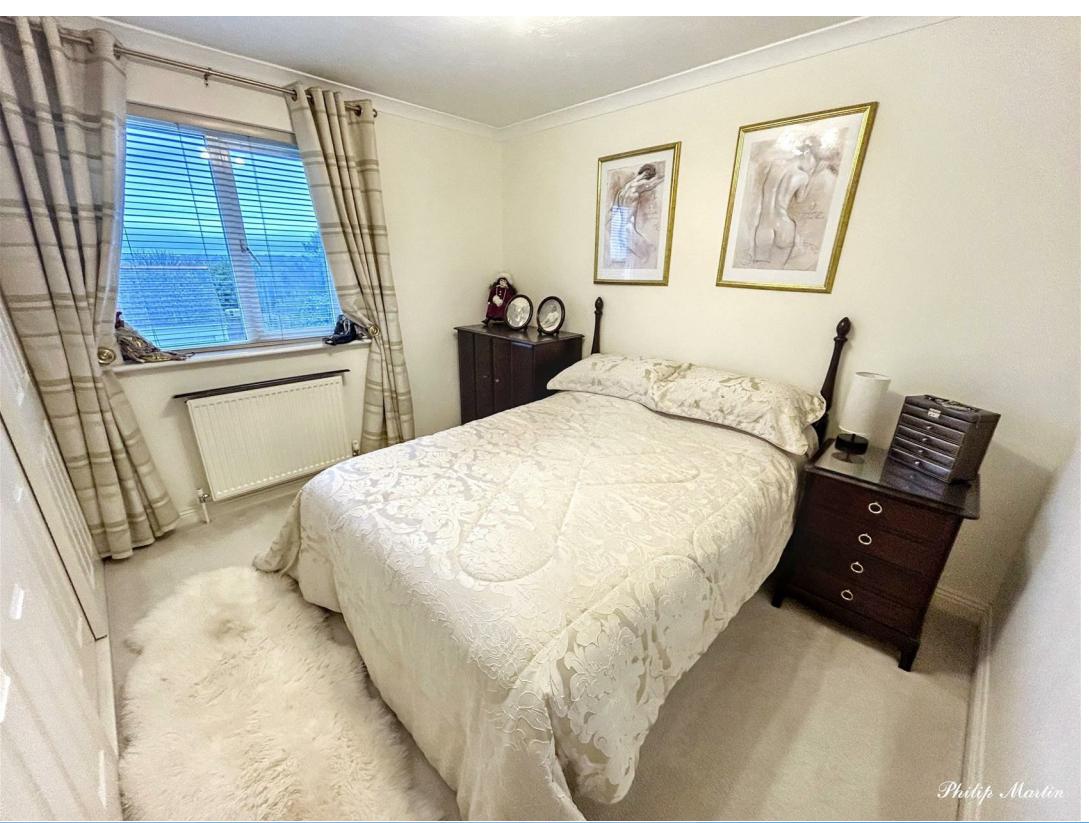
Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
84		
71		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
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