



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

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



Philip Martin

The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

- (a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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")

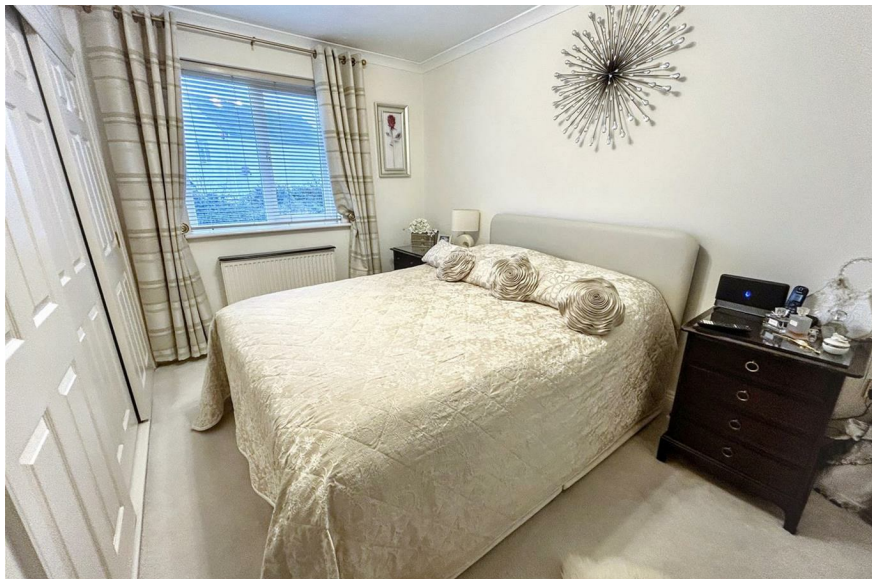
Fitted with a good range of base and eye level cupboards with built in induction hob and under stairs storage. Stainless steel mixer tap with tiled splashback surround.

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;

Philip Martin



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

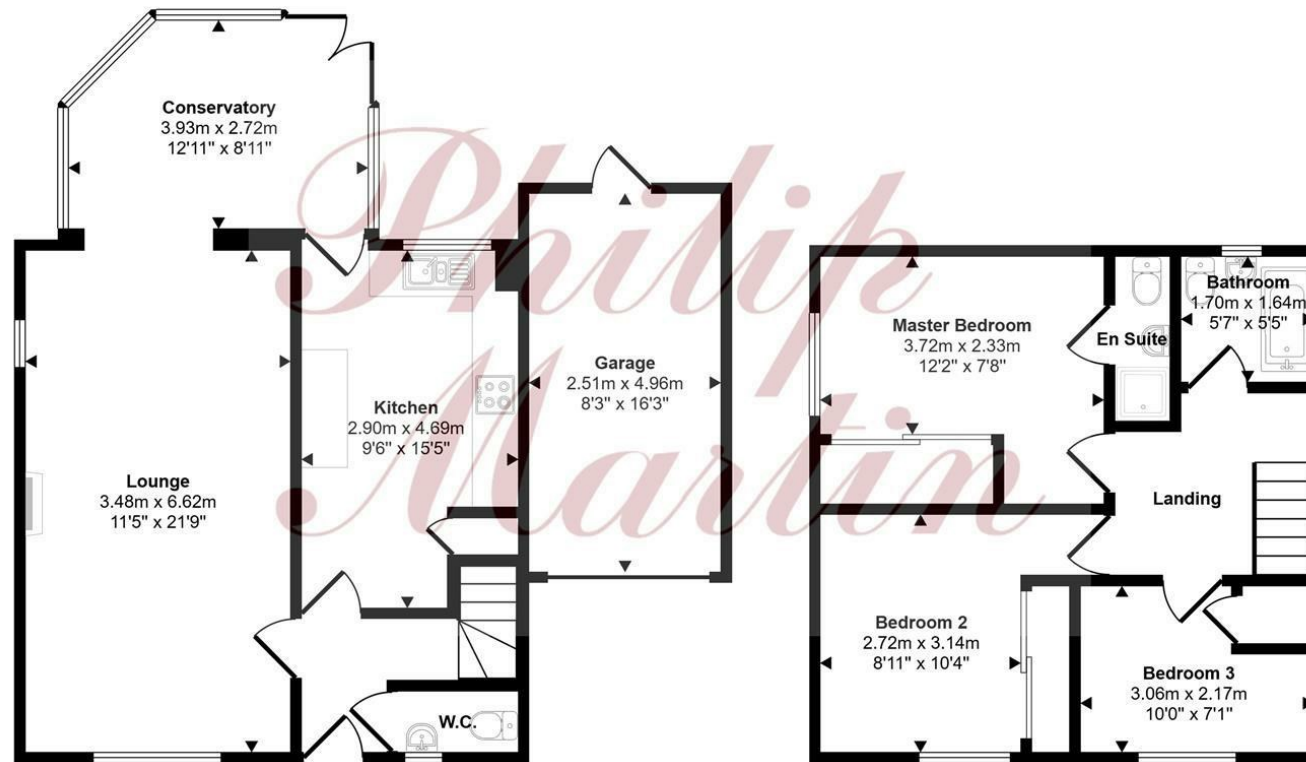
BAND - D

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.

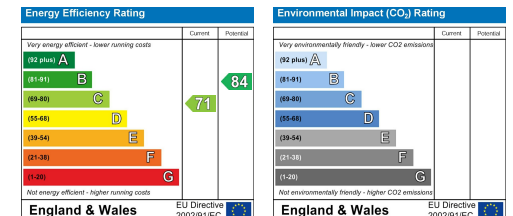
Approx Gross Internal Area
109 sq m / 1173 sq ft



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.







PHILIP MARTIN

Tel: 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin