

9 St. Austell Road

Probus, Truro,
TR2 4LF

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS









9 St. Austell Road

Probus Truro
TR2 4LF

MODERN END OF TERRACE HOUSE WITH GARAGE AND PARKING

Situated in the highly desirable village of Probus and within walking distance of the amenities as well as the primary school.

Entrance hall, cloakroom, kitchen, lounge/dining room, conservatory, three bedrooms, master en-suite and bathroom.

Enclosed rear garden and an allocated off road parking space as well as a garage.



Guide Price £299,950

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

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

9 St Austell Road is a well-proportioned, modern three-bedroom end-of-terrace home situated within an established residential development in the popular village of Probus, within walking distance of village amenities and the primary school. The practical accommodation is arranged over two floors and includes a fitted kitchen, ground-floor cloakroom and lounge/dining room opening into a conservatory overlooking the rear garden, providing valuable additional living space. Upstairs are three bedrooms, including a principal bedroom with an en-suite shower room, together with a separate family bathroom. Outside, the enclosed, low-maintenance paved rear garden provides space for seating and dining, with gated access to the garage and an allocated off-road parking space. The property also benefits from double glazing and mains gas central heating.

PROBUS

Probus is a well-established village approximately six miles east of Truro. The village offers a range of everyday amenities, with the primary school and village centre within walking distance of the property. Its position provides access to Truro, St Austell and the Roseland Peninsula, as well as the beaches and coastal walks of south Cornwall.

In greater detail the accommodation comprises (all measurements are approximate):

HALL

Entrance door with an inset glazed panel opens into the hall. Tiled flooring, radiator and stairs rising to the first floor. Doors lead to the kitchen, cloakroom and lounge/dining room.

CLOAKROOM

Fitted with a white WC and wash-hand basin set above a vanity cupboard. Part-tiled walls with a contrasting border, tiled flooring, radiator and an obscured-glass window to the front.

KITCHEN

3.06 x 2.50 (10'0" x 8'2")
Fitted with a range of wall and base units, drawers and contrasting work surfaces with tiled splashbacks. Inset stainless-steel sink and drainer with mixer tap, built-in oven, four-ring gas hob and stainless-steel extractor hood. Space for a freestanding fridge/freezer and washing machine. Additional work surface with open shelving beneath. Tiled flooring, radiator and a window to the front.

LOUNGE/DINING ROOM

4.87 x 4.22 (15'11" x 13'10")
A well-proportioned reception room with space for sitting and dining areas. A window to the rear and glazed double doors to the conservatory bring natural light into the room. Carpeted flooring, radiator and a useful understairs cupboard. A timber-effect slatted feature wall provides a focal point to the sitting area.



CONSERVATORY

3.72 x 2.78 (12'2" x 9'1")
A bright additional reception room with windows on three sides overlooking the enclosed garden. Double doors open onto the paved terrace, providing a convenient connection between the living accommodation and outdoor seating area. Carpeted flooring and a wall-mounted heater.

FIRST FLOOR

Carpeted landing with balustrade overlooking the stairwell, loft access hatch and doors to all three bedrooms and the family bathroom.

BEDROOM 1

2.98m × 2.79m (9'9" × 9'1")
A double bedroom with a window overlooking the rear garden, carpeted flooring and radiator. Sliding-door wardrobes provide storage, and a door leads to the en-suite shower room.

EN-SUITE

2.01 x 1.31 (6'7" x 4'3")
Fitted with a glazed corner shower enclosure, pedestal wash-hand basin and WC. Decorative mosaic-effect tiling to the shower enclosure and basin area, further part-tiled walls and dark tiled flooring. Chrome ladder-style towel rail and an obscured-glass window.





BEDROOM 2

3.01 x 2.8 (9'10" x 9'2")

A second bedroom with a window to the front, carpeted flooring and radiator.

BEDROOM 3

2.01 x 2.02 (6'7" x 6'7")

A third bedroom with a window overlooking the rear garden, carpeted flooring and radiator beneath the window. Currently arranged with a bed and dressing table, the room could also be used as a study or dressing room.

BATHROOM

1.96 x 1.88 (6'5" x 6'2")

Fitted with a white suite comprising a panelled bath with mixer tap and handheld shower attachment, pedestal wash-hand basin and WC. Part-tiled walls with a contrasting border and a large wall mirror. Dark tiled flooring, chrome ladder-style towel rail and an obscured-glass window to the front.

OUTSIDE

The rear garden is enclosed by timber fencing and laid predominantly to paving, creating a low-maintenance area for outdoor seating and dining. A timber shed provides additional storage, subject to confirmation that it is included in the sale. A rear gate gives access towards the garage and allocated off-road parking space.

GARAGE

5.36 x 2.54 (17'7" x 8'3")

Garage with an up-and-over door, providing useful space for parking or storage. An allocated off-road parking space is also included

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 C.

TENURE

FREEHOLD.

SERVICES

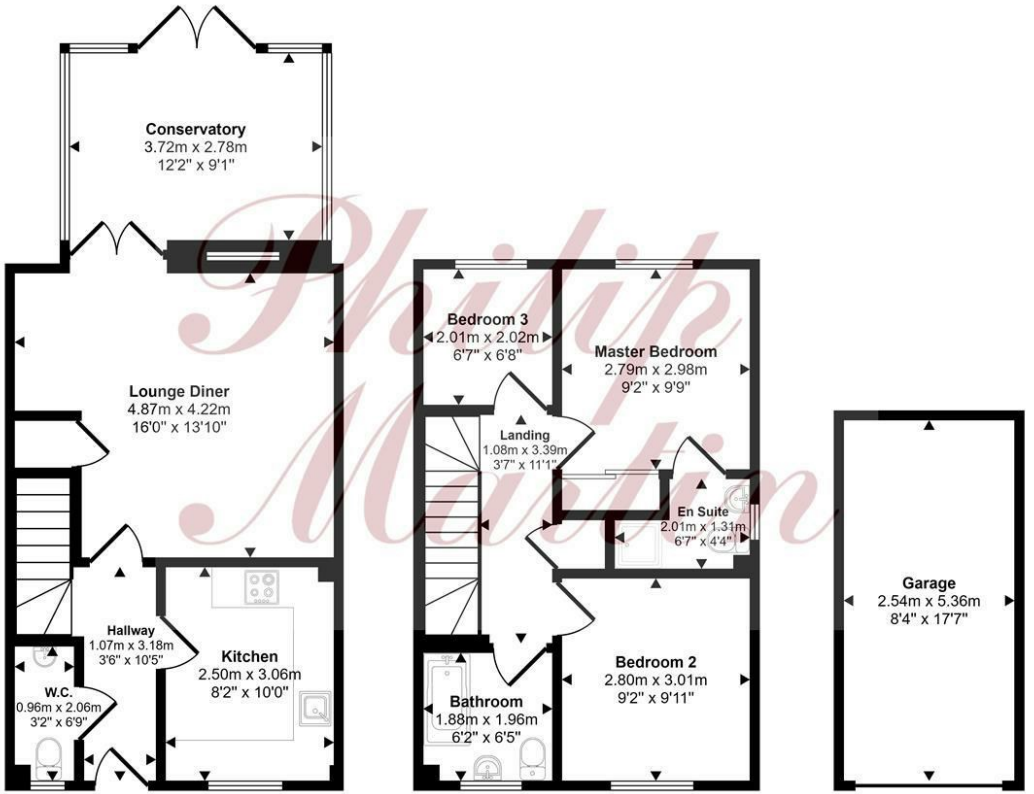
Mains gas, water, drainage and electricity.

Please note, there is a maintenance fee that is paid annually approx to £250. This covers the general upkeep and maintenance of the estate including the roadways and the communal areas to ensure the development is well maintained.

DIRECTIONS

From Truro proceeding in an easterly direction on the A390 through the village of Tresillian take the left turning by the Mercedes garage signposted to Probus. Proceed up through the village through the square and the property can be found on the left hand side where a Philip Martin for sale board has been erected.

Approx Gross Internal Area
99 sq m / 1068 sq ft

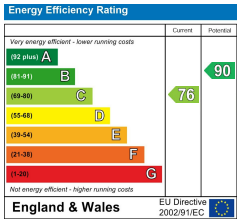


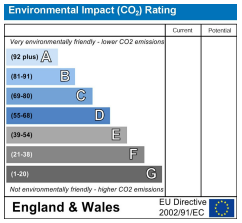
Ground Floor
Approx 48 sq m / 520 sq ft

First Floor
Approx 37 sq m / 402 sq ft

Garage
Approx 14 sq m / 147 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











PHILIP MARTIN
Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS