



28 CULLEN VIEW

PROBUS, TRURO

TR2 4NY

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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PROBUS TRURO

TR2 4NY

MODERN DETACHED HOUSE IN DESIRABLE VILLAGE LOCATION

Situated in a sought after development within the village just a short distance from the Primary School and village square.

Detached three bedroom house with a recently refitted kitchen.

Garage, parking and enclosed rear garden.

EPC - C

C TAX - Band D

GUIDE PRICE £379,950

Philip Martin

PHILIP MARTIN

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THE PROPERTY

A superb detached house located within Cullen View, one of the village's most sought after developments. There are three bedrooms, large sitting room with sliding patio doors leading to the rear south facing garden, kitchen, separate dining room, cloakroom and bathroom. Attached to the house is a single garage with electric up and over roller door and an attractive brick driveway provides private parking. At the rear is the private enclosed south facing garden which has been paved for ease of maintenance.

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):

ENTRANCE HALL

Space for hanging cloaks.

CLOAKROOM

Low level w.c., corner wash hand basin with tiled splashback, radiator, frosted double glazed window.

SITTING ROOM

5.44m x 3.00m (17'10" x 9'10")

Window to front, sliding patio door to rear and radiator.



DINING ROOM

2.92m x 2.44m (9'6" x 8'0")

Window overlooking the rear garden. Radiator. Door to:-

KITCHEN

2.95m x 2.97m (9'8" x 9'8")

Recently refitted with an excellent range of both base

and eye level kitchen units with a worktop over incorporating single stainless steel sink with single drainer and tiled splashbacks. Space for washing machine and dishwasher. Window to front. Door to hall.

FIRST FLOOR

Landing with airing cupboard.

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BEDROOM 1

3.63m x 2.97m (11'10" x 9'8")
Window to front and built in wardrobes.

BEDROOM 2

3.25m x 2.97m (10'7" x 9'8")
Window to front and built in wardrobe.

BEDROOM 3

2.74m x 2.06m (8'11" x 6'9")
Window overlooking the rear garden and cupboard.

BATHROOM

2.00 x 1.8 (6'6" x 5'10")
Modern white suite with panelled bath, w.c. and wash hand basin. Half tiled walls and window to rear.

OUTSIDE

There is driveway parking to the front which in turn provides access to the garage. There is a small patio to the front, ideal for sitting out to catch the last of the days sun. There is access to the rear garden which is geared to low maintenance with a large patio and a small area with artificial grass.

GARAGE

5.59m x 2.79m (18'4" x 9'1")
Up and over door and pedestrian door to garden.

SERVICES

Mains water, electricity and drainage are connected. Mains gas fired central heating.

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.

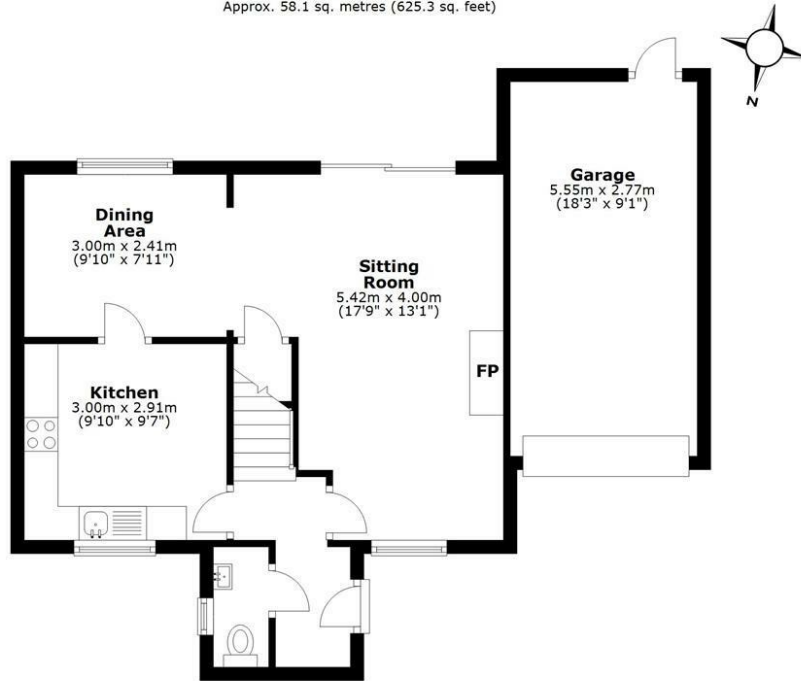
DIRECTIONS

Proceed into Probus from the Truro direction towards the centre of the village and turn left into Cullen View (opposite the village hall entrance). Follow this road around to the right and the property will be easily located on the right hand side.

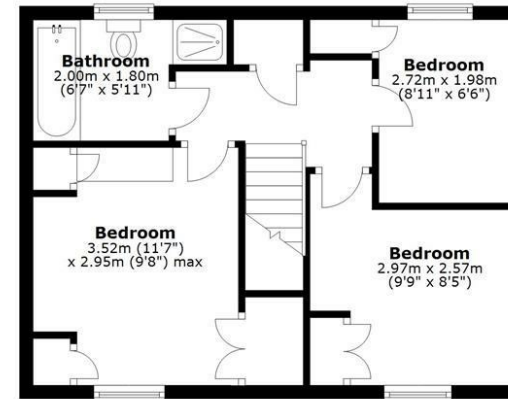
COUNCIL TAX

Band D.

Ground Floor
Approx. 58.1 sq. metres (625.3 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 96.9 sq. metres (1042.6 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.

28 Cullen View, Probus

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		84
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	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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