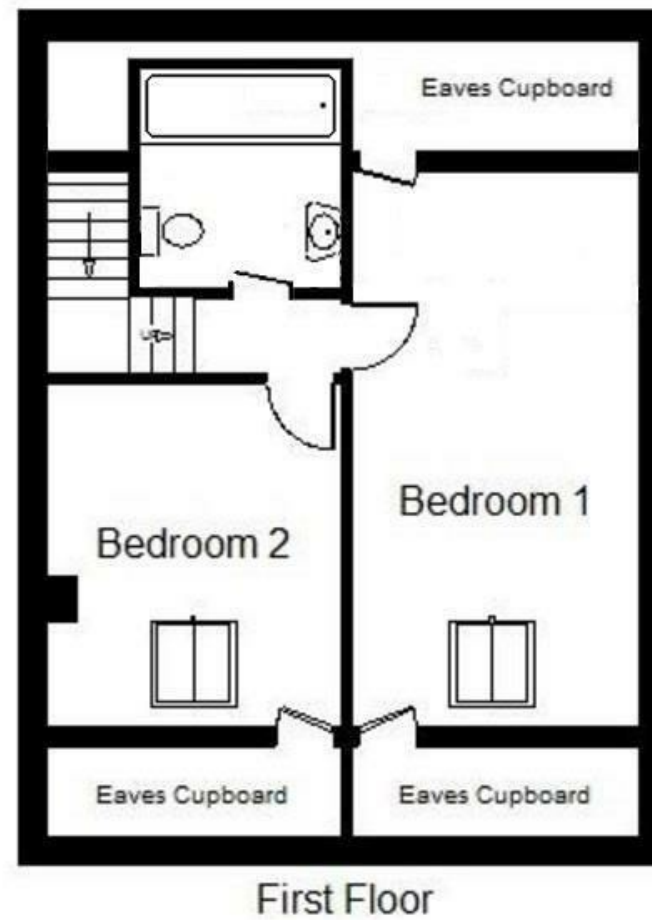
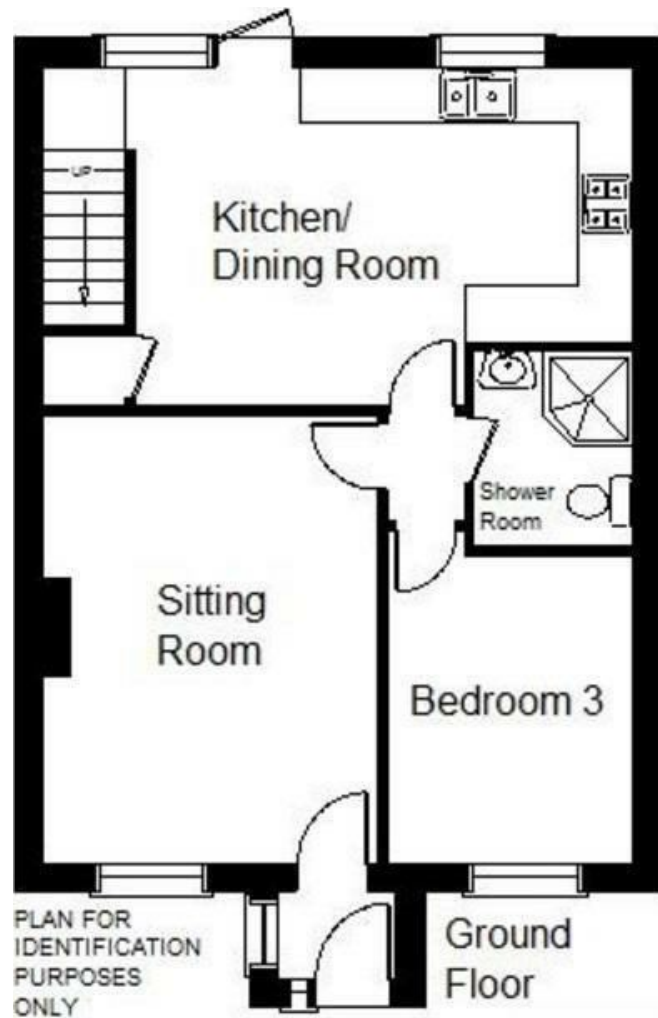


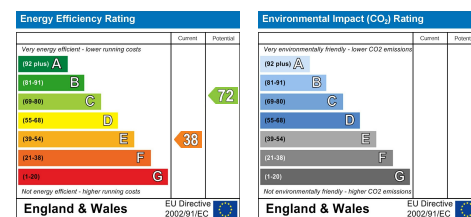
CARNE VIEW ROAD, PROBUS



KEY FEATURES

- Link Detached
- Three Bedrooms
- Sitting Room
- Kitchen/ Dining Room
- Shower Room and Bathroom
- Enclosed Rear Garden
- Driveway Parking
- Garage
- Popular Village Location
- Immaculately Presented

ENERGY PERFORMANCE RATING



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

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



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52 CARNE VIEW ROAD, PROBUS, TRURO, TR2 4TR

THREE BEDROOM LINK DETACHED PROPERTY IN POPULAR VILLAGE

Situated within a sought after location, this three bedroom property is beautifully presented throughout with light and spacious rooms. Accommodation comprises; sitting room, kitchen/dining room, bedroom/study and shower room to the ground floor with two further bedrooms and a bathroom to the first floor. There is off road parking, a single garage as well as front and rear gardens. EPC - F.

GUIDE PRICE £325,000

THE PROPERTY

52 Carne View Road is a three bedroom link detached property situated in the highly popular and desirable location of Probus. The location is within walking distance of the variety of amenities on offer in the village, including the local shop, doctors surgery and primary school. The property has been wonderfully modernised during the current clients ownership with the implementation of new double glazing throughout, modern electric heating system, a brand new kitchen suite as well as the addition of the bath to the first floor. Immaculately presented throughout, and offering light and spacious rooms, the accommodation comprises; entrance porch, sitting room, kitchen/dining room, bedroom and shower room to the ground floor with two bedrooms and a bathroom to the first floor. There are front and rear gardens, driveway parking and a single garage. The rear garden is south facing and therefore enjoys the sunny aspect throughout the day whilst also being completely enclosed and therefore perfect for children and pets. Mainly laid to chippings, there is a patio area for outdoor dining and raised flowerbeds to the side and rear.

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):

GROUND FLOOR

ENTRANCE PORCH

Window to side and obscured glazed door into;

SITTING ROOM

15'7" x 12'0" (4.75m x 3.66m)

Window to front aspect with electric panel radiator and feature electric fireplace.

KITCHEN/DINING ROOM

16'11" x 11'8" (5.18m x 3.58m)

A modern kitchen suite fitted with a range of base and eye level units with worktop over and tiled splashbacks. Stainless steel sink and drainer with space for electric cooker, fridge freezer and plumbing for washing machine. Electric panel heater with stairs to first floor and under stairs cupboard housing the hot water cylinder. Two windows to rear and door opening out into garden. Ample space for dining table.

SHOWER ROOM

6'9" x 12'5" (2.06m x 3.81m)

Comprising a low level W.C., vanity wash hand basin with storage below. Walk in shower and tiled walls. Electric heated towel rail. Extractor fan.

BEDROOM THREE/ STUDY

10'5" x 8'5" (3.20m x 2.57m)

Window to front and electric panel radiator.



FIRST FLOOR

LANDING

Doors into:-

BEDROOM ONE

20'0" x 10'0" (6.10m x 3.05m)

Velux window to front, eave storage and electric panel radiator.

BEDROOM TWO

11'10" x 10'0" (3.61m x 3.05m)

Velux window to front, electric panel radiator, eave storage and access to loft.

BATHROOM

Tiled to half height and comprising a low level W.C., pedestal hand wash basin and bath. Velux window to front.

OUTSIDE

Approached over a driveway which provides off road parking and access to the garage. A small area of lawn and a path leading to the front door. The rear garden is completely enclosed therefore perfect for children and pets with a wonderful raised flowerbed. Enjoying the sunny aspect throughout the day, with a private patio area and laid to chippings, it is very much geared to low maintenance. There is a pedestrian rear door into;

GARAGE

16'9" x 8'5" (5.13m x 2.59m)

Metal up and over door, light and power connected. Storage space above.

SERVICES

Mains water, electric and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

DIRECTIONS

Proceeding from Truro towards St. Austell, bypass the village on the A39 and at the Trewithen roundabout take the left turning signposted to Probus. At the mini roundabout turn left into Carne View Road and follow the road around to the left and number 52 can be found on the right-hand side.

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

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