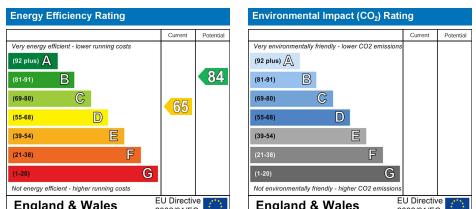


## KEY FEATURES

- Detached
- Three Bedrooms
- Sitting Room
- Kitchen/ Dining Room
- En-Suite and Family Bathroom
- W.C.
- Garage
- Driveway Parking
- Rear Enclosed Garden
- Popular Village Location

## ENERGY PERFORMANCE RATING



## CONTACT US

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TR1 2QS

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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:

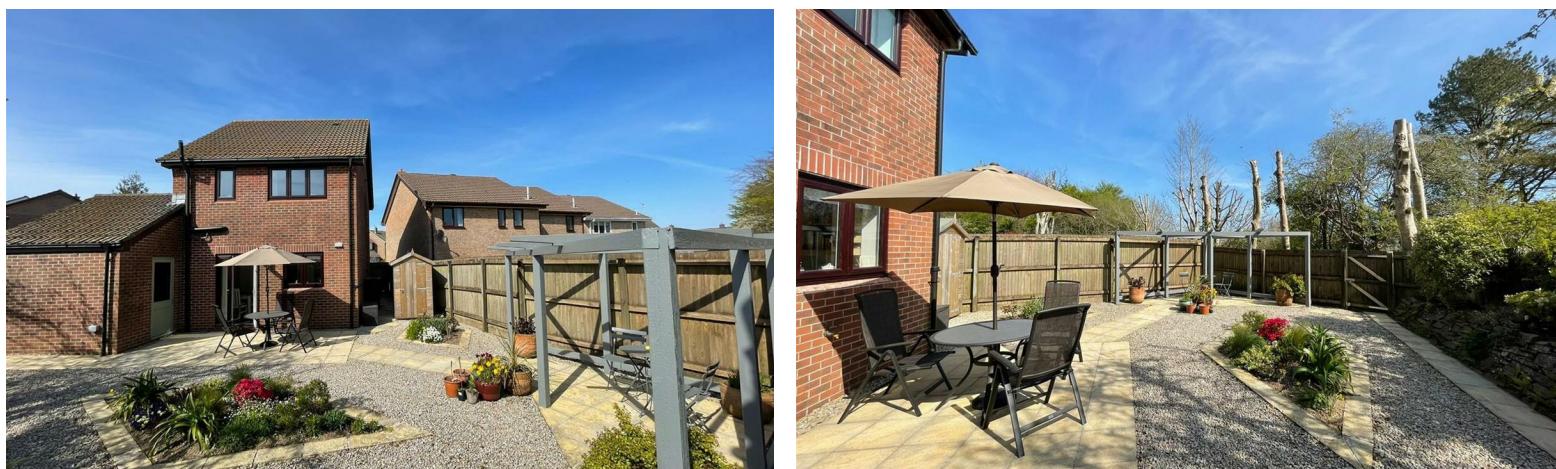
(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.



CARNE VIEW ROAD, PROBUS



## 109 CARNE VIEW ROAD, PROBUS, TRURO, TR2 4TR IMMACULATED PRESENTED THREE BEDROOM DETACHED PROPERTY

109 Carne View Road is located in the corner of this popular residential development which offers a high level of privacy for both the property and enclosed gardens. The property is well presented throughout, with light and spacious rooms. The accommodation includes, W.C., sitting room and a kitchen/ dining room to the ground floor with three bedrooms, master en-suite shower room and a family bathroom to the first floor. There is driveway parking, a single garage and a completely enclosed rear garden. EPC - D.

GUIDE PRICE £350,000

## THE PROPERTY

109 Carne View Road is a beautifully presented detached house situated within the sought after village of Probus. The location is particularly pleasant being towards the far end of Carne View Road and within a short walk of the village centre, playing field, Parish Church and doctors surgery. The house is double glazed and has gas central heating. There is a fantastic enclosed rear garden which enjoys a sunny aspect throughout the day with many mature shrubs and plants. There is also scope to add a conservatory/ extension at the rear if required and subject to the necessary consent. The accommodation includes entrance hall, cloakroom, sitting room, kitchen/ dining room to the ground floor with three bedrooms, master en-suite and a family bathroom. Externally there is driveway parking, a single garage and a sizeable rear garden.

## 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

Wood effect laminate flooring, smoke detector with doors to;

## CLOAKROOM

Comprising low level W.C and hand wash basin with tiled splashback. Obscure window to front aspect. Radiator and fuse board.

## SITTING ROOM

14'5" x 12'5" (4.4 x 3.8)

A light room with windows to front aspect and doors leading to open plan kitchen/ dining room. Two radiators.

## KITCHEN / DINING ROOM

21'7" x 15'8" (6.6 x 4.8)

Fitted kitchen with a range of matching base and eye level units with worktop over. Inset stainless steel sink and drainer unit with tiled splashback. Integrated Bosch electric oven with induction electric hob and extractor over. Space for fridge/freezer as well as dishwasher and washing machine. Window to rear aspect and under stair cupboard. Radiator. Doors out into garden.

## LANDING

With airing cupboard housing gas boiler. Loft access and doors to;

## BEDROOM ONE

10'5" x 10'2" (3.2 x 3.1)

Window to rear aspect overlooking garden and radiator. Integrated wardrobes and door to;



## EN SUITE

En-suite comprising low level W.C and vanity hand wash basin. Fully tiled shower cubicle. Integrated spot lighting and extractor fan. Heated towel rail and window to side aspect.

## BEDROOM TWO

10'2" x 7'10" (3.1 x 2.4)

Window to front aspect.

## BEDROOM THREE

7'10" x 6'10" (2.4 x 2.1)

Currently used as an office, wood effect laminate flooring, double glazed window to front aspect. Integral wardrobe/storage cupboard.

## BATHROOM

7'2" x 5'2" (2.2 x 1.6)

Frosted double glazed window to rear aspect. Low level W.C with hand wash basin and heated towel rail. Large bath with shower above. Tiled walls and integrated spot lighting.

## OUTSIDE

To the front of the property, there is a driveway that leads to the garage. Access is provided to the enclosed rear gardens from both sides of the house. The garden itself is very private and enjoys a sunny aspect throughout the course of the day and evening. The garden is low maintenance due to the mixture of stone and pebbles under foot. There is a stone hedge around the back of the garden where many mature plants and shrubs can be seen. There is a feature pergola and many seating areas. External electric points, lights and a tap are also present.

## GARAGE

18'4" x 8'6" (5.6 x 2.6)

Up and over garage door. Part of the ceiling is boarded for storage. Two lights and storage units.

## SERVICES

Mains water, gas, electric and drainage.

## N.B

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.

## VIEWING

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.

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## DIRECTIONS

Proceeding from Truro towards St. Austell bypass the village on the A39 and at the Trewithen roundabout take the left hand turning signposted to Probus. At the mini roundabout turn left into Carne View Road and follow this road to the end where 109 will be located set back on your left hand side.