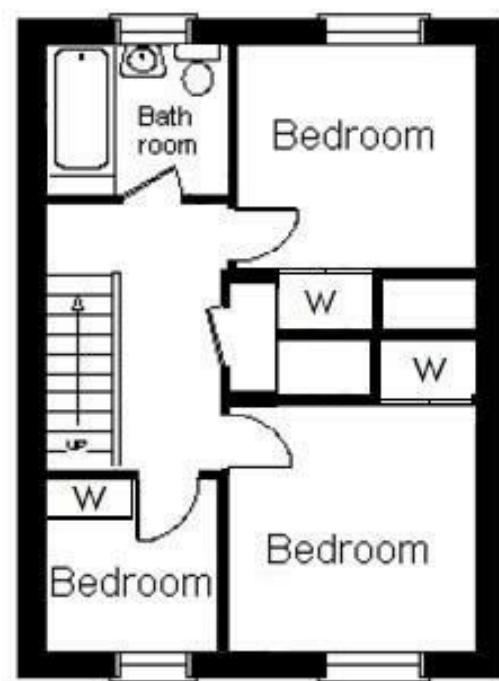


CULLEN VIEW, PROBUS

Ground Floor



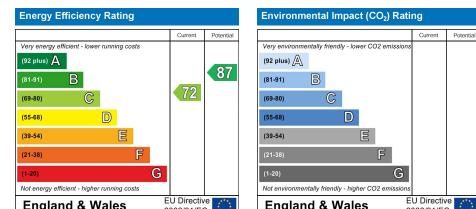
First Floor



KEY FEATURES

- Mid Terrace
- Three Bedrooms
- Sitting Room
- Kitchen/ Dining Room
- Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Garage
- Popular Village Location
- Viewing Essential

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk



17 CULLEN VIEW, PROBUS, TRURO, TR2 4NY
THREE BEDROOM PROPERTY WITH GARAGE & GARDEN

Situated in the popular village location of Probus and at the end of a quiet cul-de-sac, this three bedroom property is beautifully presented throughout. Modernised and updated, the accommodation comprises entrance porch, sitting room, kitchen/ dining room, three bedrooms and a bathroom. There is off road parking, a single garage and an enclosed rear garden. The property also benefits from double glazing and gas central heating.

EPC - C. Council Tax - C. Freehold.

GUIDE PRICE £275,000

www.philip-martin.co.uk

Roseland 01326 270008

THE PROPERTY

17 Cullen View is a fantastic three bedroom mid terrace property situated in the popular village of Probus. The location is particularly convenient, within walking distance of the amenities on offer including primary school, doctors surgery, local shop and public house as well as being at the end of a cul-de-sac. The property has been wonderfully upgraded and modernised during the current ownership including the implementation of modern kitchen and bathroom suites. Offering light and spacious rooms throughout; in all the accommodation includes kitchen/ dining room and a sitting room to the ground floor with three bedrooms and a bathroom to the first floor. There is an enclosed rear garden that has pedestrian access and is laid to lawn. A paved driveway provides off road parking at the front of the house, there is also a garage and further communal parking.

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

With wood flooring throughout the ground floor.

ENTRANCE PORCH

Useful space for boots and coats. Radiator and door into;

SITTING ROOM

15'8" x 15'5" (4.78m x 4.70m)

With stairs to the first floor and window to front. Feature media wall with integrated shelving. Built-in under stairs cupboard and double doors opening to the;

KITCHEN/ DINING ROOM

8'7" x 8'0" (2.62m x 2.44m)

Modern kitchen suite fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer unit with window overlooking rear garden. Integrated electric oven with four ring gas hob and extractor fan over. Space and plumbing for washing machine, integrated dishwasher and wine fridge with breakfast bar. Gas boiler serving central heating located in cupboard. Space for dining table. Radiator. Doors opening into garden.

FIRST FLOOR

LANDING

Storage cupboard and radiator. Access to loft space. Doors into;

BEDROOM ONE

10'5" x 9'1" (3.20m x 2.79m)

With built in wardrobe and radiator. Window to front.

GROUND FLOOR



BEDROOM TWO

10'5" x 8'11" (3.20m x 2.74m)

With built-in wardrobe and radiator. Window overlooking rear garden with views of the church.

BEDROOM THREE

6'5" x 6'0" (1.98m x 1.83m)

With cupboard over stairwell and radiator. Window to front.

BATHROOM

6'1" x 5'7" (1.87m x 1.71m)

Fully tiled bathroom with shower over bath and an integrated vanity hand wash basin and low level W.C. Heated towel rail, extractor fan and obscured window to rear.

OUTSIDE

At the front of the house a paved driveway provides parking space for one vehicle and to the side there is an area of lawn with some established shrubs. The rear garden is fully enclosed and whilst mostly in lawn with a garden shed.

GARAGE

Located in the block of garages opposite. Useful storage space with up and over door.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

When entering Probus from the Truro direction proceed up through the main thoroughfare and after passing the post office turn left into Cullen View. Continue to the top of the cul-de-sac where you will bear left again and where no. 17 will be easily located 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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