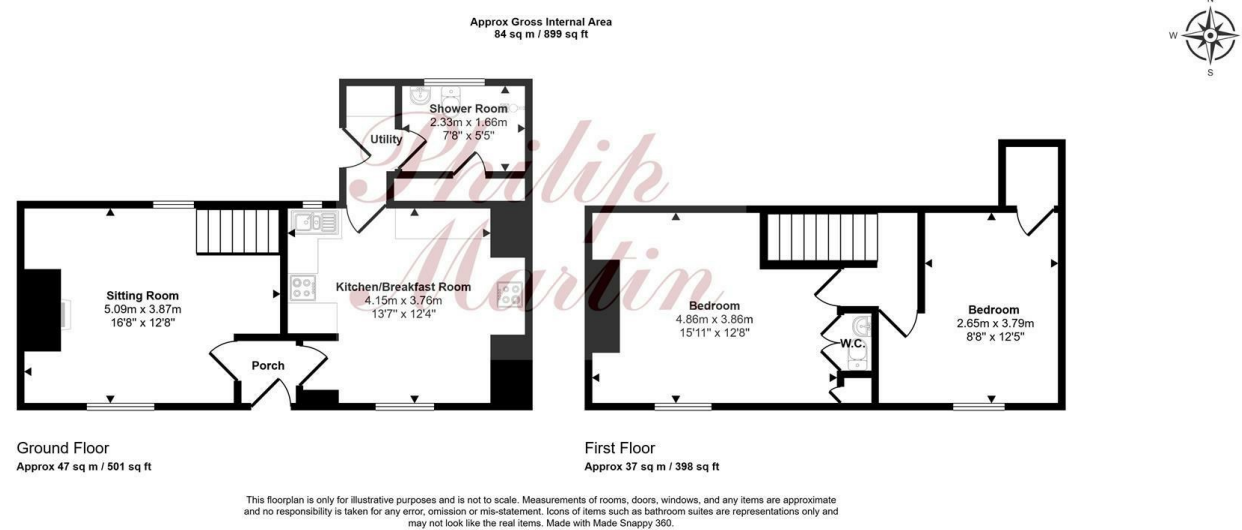


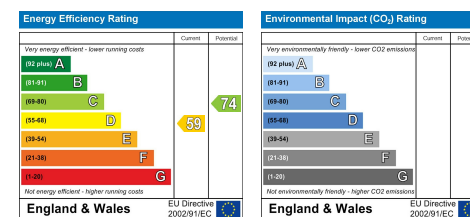
FORE STREET, PROBUS



KEY FEATURES

- CHARACTER COTTAGE
- TWO BEDROOMS
- SITTING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- WET ROOM
- UTILITY
- COUNTRY GARDEN
- CHARACTER FEATURES
- POPULAR VILLAGE LOCATION
- NO CHAIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



4 GLEN VIEW FORE STREET, PROBUS, TR2 4LQ

CHARMING DOUBLE FRONTED COTTAGE IN POPULAR VILLAGE SOLD WITH NO CHAIN

This two bedroom character cottage is situated in the heart of the popular village of Probus. Larger than first apparent, and boasting lots of period features, this double fronted dwelling is located just a short distance from the village centre.

Well presented, the accommodation includes; entrance hallway, kitchen/breakfast room, utility room, wet room and sitting/dining room to the ground floor with two bedrooms to the first floor. There is also a rear courtyard garden. Sold with no chain, viewing essential.

EPC- D. Freehold. Council Tax - C.

GUIDE PRICE £250,000

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**THE PROPERTY**

4 Glen View is a charming double fronted two bedroom character cottage situated in the heart of the popular village of Probus. The property is located just a short, level walk of the village centre including Church, Village Hall, Public House, Shop and Butchers; with the Doctors Surgery accessible also. There are character features throughout including exposed ceiling beams, a feature fireplace in the sitting room yet enjoys modern aspects such as gas central heating and double glazing. In all, the accommodation includes; entrance hallway, kitchen/dining room, utility room, wet room and sitting room to the ground floor with two double bedrooms to the first floor. There is also a rear courtyard garden. Sold with no chain, viewing is essential.

**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****HALLWAY**

With stairs rising to the first floor. Radiator. Doors into;

**KITCHEN/BREAKFAST ROOM**

13'7" x 12'4" (4.15m x 3.76m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer unit. Space for cooker with extractor fan over and fridge/freezer. Ample space for dining table.

**UTILITY**

Space and plumbing for washing machine and tumble dryer.

**SHOWER ROOM**

7'7" x 5'5" (2.33m x 1.66m)

Comprising shower, wall mounted hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

**SITTING/DINING ROOM**

16'8" x 12'8" (5.09m x 3.87m)

Spacious sitting room with feature fireplace. Exposed ceiling beams. Radiator. Window to front and rear with stairs rising to first floor.

**FIRST FLOOR****LANDING**

Providing access to loft and doors into;

**BEDROOM**

15'11" x 12'7" (4.86m x 3.86m)

Window to front. Fitted cupboard with door into W.C. with wall mounted hand wash basin. Radiator.

**BEDROOM**

12'5" x 8'8" (3.79m x 2.65m)

Window to front. Fitted cupboard. Radiator.

**OUTSIDE**

To the rear of the property is a courtyard garden with a decking area to enjoy outdoor dining. There is access to the side of the property and a pedestrian rear access gate. To the front of the property there is on road parking on a first come, first served basis.

**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**

Proceed into the village of Probus from the Truro direction passing the petrol station and proceed up through the village over the speed bumps. The property will be found on the left 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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