



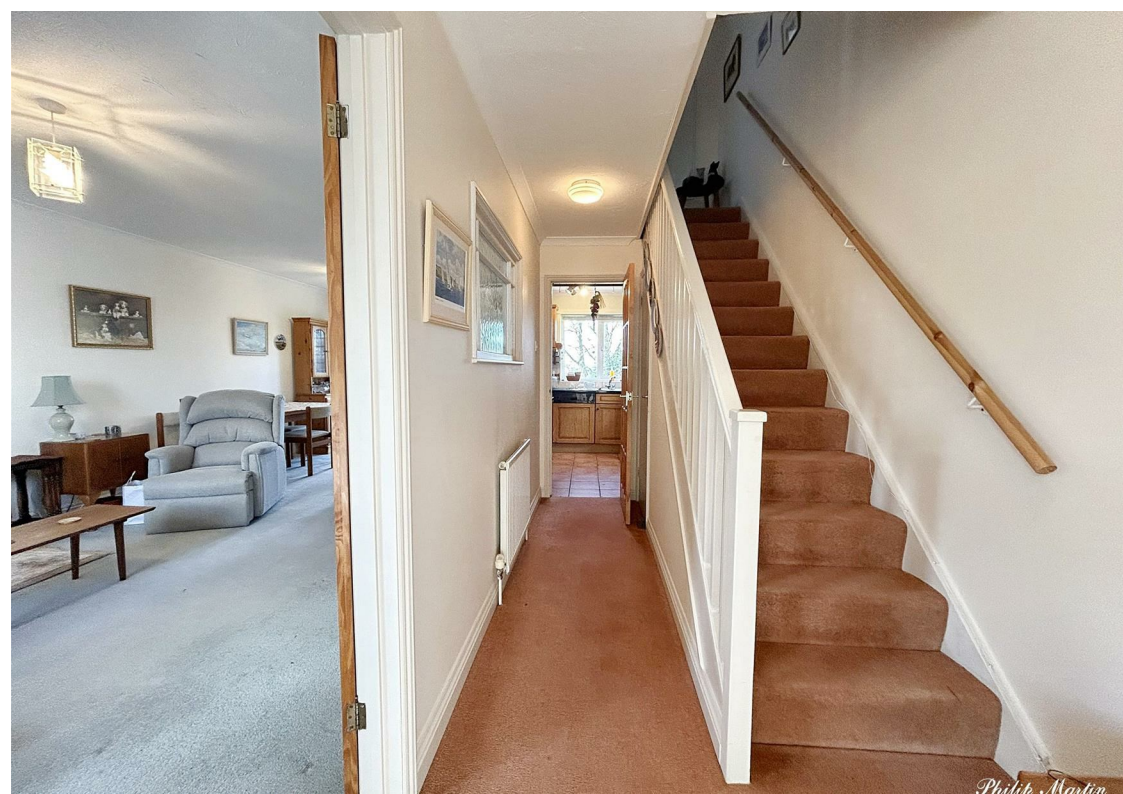
2 CULLEN VIEW

PROBUS, TRURO,
TR2 4NY

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



2 CULLEN VIEW

PROBUS TRURO

TR2 4NY

LINK DETACHED HOUSE IN SOUGHT AFTER
RESIDENTIAL DEVELOPMENT

Situated close to the centre of the village with easy access
to the shops, pub, bus stop and primary school.

A cherished home now in need of general updating and
modernisation but great potential for to be a family home
or retired people looking for the convenience of village
amenities and to put their own stamp on a property.

3 bedrooms, bathroom, lounge/dining room, kitchen,
bathroom and cloakroom.

Parking, garage, gas central heating and double glazing as
well as a private, west facing rear garden.

GUIDE PRICE £325,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

No. 2 Cullen View is a modern link detached house which situated in a highly sought after location within Probus, close to the centre of the village with easy access to the amenities which include the village shops, Hawkins Arms, bus stop and primary school.

The property has been a cherished home for many years although it is fair to say that it is now in need of general updating and modernisation throughout however there is fantastic potential to be a family home, within walking distance of the nursery and school as well as being perfect for working or retired people looking for the convenience of village amenities and to put their own stamp on a property.

In all the accommodation comprises 3 bedrooms and a bathroom to the first floor with a spacious lounge/dining room, kitchen and cloakroom to the ground floor. The property boasts driveway parking for a car, single garage. The property also has gas central heating and double glazing as well as established and private, west facing rear gardens.



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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.

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In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

CLOAKROOM

LOUNGE/DINING ROOM

7.11 x 3.47 (23'3" x 11'4")

KITCHEN

2.93 x 2.61 (9'7" x 8'6")

FIRST FLOOR

BEDROOM 1

2.96 x 2.87 (9'8" x 9'4")

BEDROOM 2

2.92 x 2.91 (9'6" x 9'6")

BEDROOM 3

2.28 x 1.94 (7'5" x 6'4")

BATHROOM

2.33 x 1.73 (7'7" x 5'8")

OUTSIDE

The property is approached via parking for a car in front of the garage.

GARAGE

4.88 x 2.58 (16'0" x 8'5")

REAR GARDEN

A patio extends from the house with steps leading down to a small lawn with some established shrubs and plants. The gardens

are extremely private enjoying a westerly facing aspect.

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.

SERVICES

Mains water, gas, drainage and electricity.

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.

COUNCIL TAX

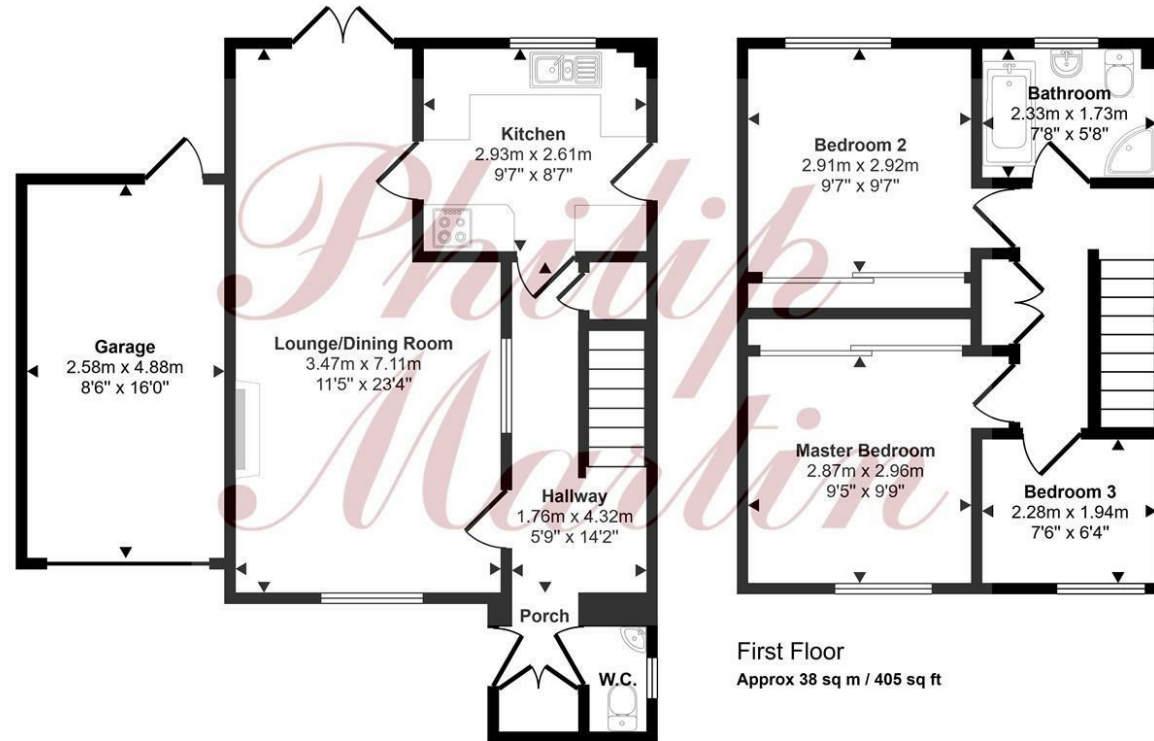
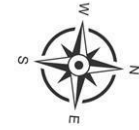
Band C.

DIRECTIONS

Proceeding into Probus from the Truro direction towards the centre of the village turn left into Cullen View (opposite the village hall car park). The property is easily located on the left hand side.



Approx Gross Internal Area
93 sq m / 996 sq ft



Ground Floor
Approx 55 sq m / 591 sq ft

First Floor
Approx 38 sq m / 405 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
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	13-20		
G	1-12		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		





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