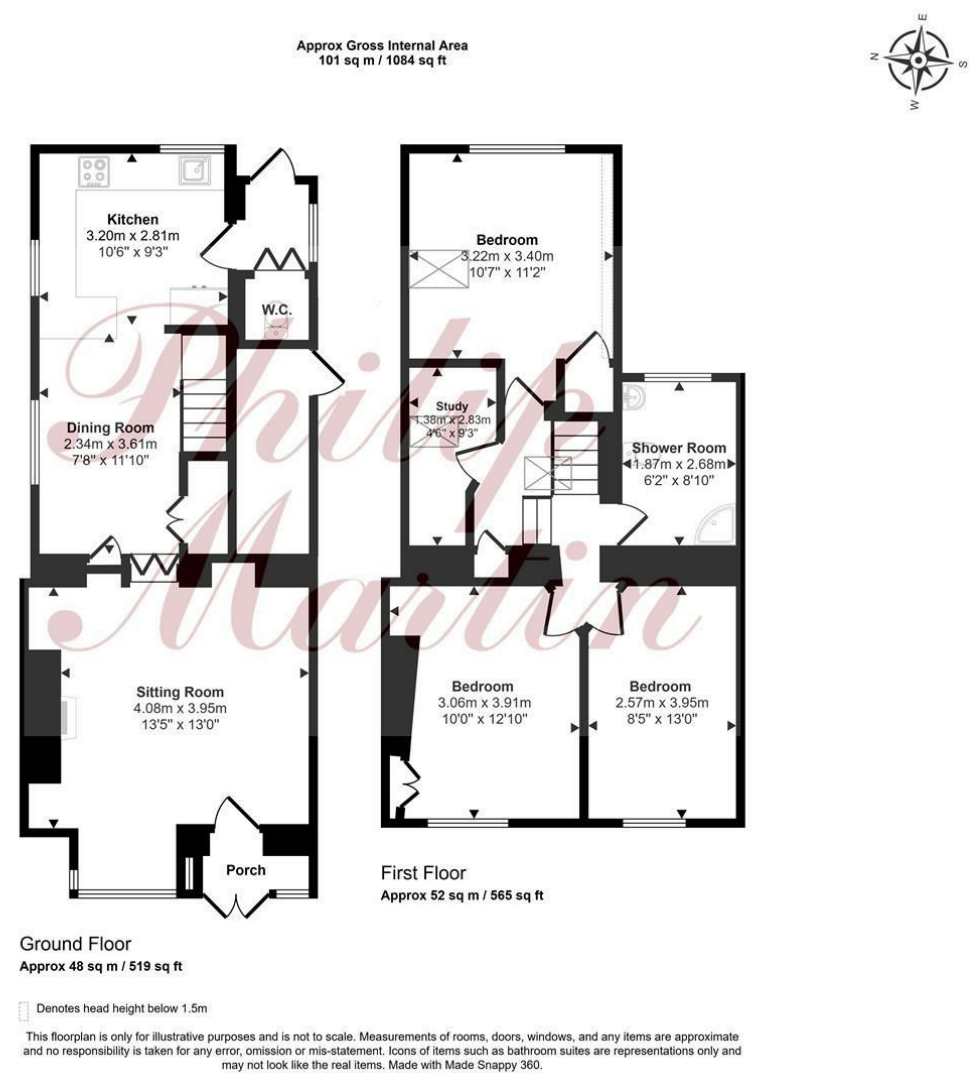


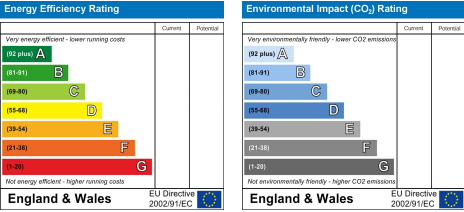
CHAPEL STREET, PROBUS



KEY FEATURES

- CHARMING PROPERTY
- SITTING ROOM
- DINING ROOM
- KITCHEN & W.C.
- SHOWER ROOM
- THREE DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- DRIVEWAY PARKING
- POPULAR VILLAGE LOCATION
- NO CHAIN

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



KERROBERT COTTAGE, CHAPEL STREET, PROBUS, TR2 4LD
END TERRACE CHARMING COTTAGE SOLD WITH NO CHAIN

This charming cottage is situated in the popular village of Probus; just a stone's throw of the village centre and the amenities on offer. The property boasts a blend of period features including the feature fireplace and contemporary living with modern kitchen and shower room suites. In all, the accommodation comprises; entrance porch, sitting room, dining room, kitchen, w.c., three double bedrooms and a shower room. There is a driveway providing off road parking, front and rear gardens. Sold with no chain; viewing is highly recommended.

EPC - TBC. Freehold. Council Tax - C.

GUIDE PRICE £365,000

THE PROPERTY

Kerrobot Cottage is a delightful period cottage located in a quiet position along Chapel Street in Probus, which is within a short walk of the village centre. The cottage has been wonderfully upgraded during the current ownership, with the implementation of modern kitchen and shower room suites, a downstairs w.c., new gas central heating boiler and new windows and doors to name a few improvements. The property oozes character features throughout, and is much larger than first apparent and in all, the accommodation comprises; three bedrooms, study and a spacious shower room on the first floor with entrance porch, sitting room (with feature wood burning stove), kitchen/dining room and w.c. to the ground floor. Externally there are pleasant enclosed front and rear gardens with the rear garden benefitting from two patios. There is also a useful storage room which houses the washing machine. Alongside the cottage is a driveway providing parking for two/three vehicles.

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

A useful entrance porch, ideal for boot and coat storage.

SITTING ROOM

13'4" x 12'11" (4.08m x 3.95m)

A charming and cosy sitting room with feature fireplace with inset wood burning stove, with granite surround and slate hearth. Open beamed ceilings and bay window to front aspect. Two radiators and folding doors opening to:-

DINING ROOM

11'10" x 7'8" (3.61m x 2.34m)

An open plan kitchen/dining room with two windows to side aspect and window to rear. Ample space for dining table. Access to useful storage cupboards. Radiator. A step up into;

KITCHEN

10'5" x 9'2" (3.20m x 2.81m)

A brand new kitchen suite, fitted with a range of base and eye level units with granite worktops over and upstands. A range of integrated appliances including twin electric ovens, dishwasher, wine fridge and hob extractor fan over. Inset sink with door into;

REAR PORCH

Useful space with folding door into;

W.C.

Comprising low level w.c. and hand wash basin. Electric heater.

FIRST FLOOR

LANDING

BEDROOM

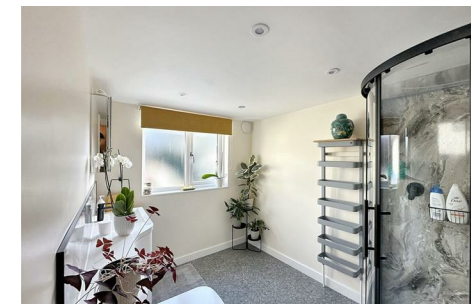
11'1" x 10'6" (3.40m x 3.22m)

Window overlooking the rear aspect and built-in cupboard/wardrobe. Window to rear and Velux window.

BEDROOM

12'11" x 8'5" (3.95m x 2.57m)

Window to front aspect and window seat beneath. Radiator.



BEDROOM

12'9" x 10'0" (3.91m x 3.06m)

Window to front aspect, radiator, wardrobe and shelves to recess.

STUDY

9'3" x 4'6" (2.83m x 1.38m)

Velux window. Housing gas boiler. Versatile space for study or a useful storage room.

SHOWER ROOM

8'9" x 6'1" (2.68m x 1.87m)

A brand new shower room with corner shower cubicle and vanity hand wash basin and integrated w.c. Obscured window to rear, heated towel rail and extractor fan.

OUTSIDE

The property is approached from Chapel Street via a pedestrian gate and has a low walled front garden with raised flower beds and a pathway provides access to the front door. The larger rear garden is enclosed behind a high wall and fence which provides a good degree of privacy and security for children and pets. An undercover passageway provides useful storage and leads down the side of the cottage to the front and Chapel Street. Here is a further store/workshop with plumbing for washing machine. Alongside the cottage is a driveway that provides parking for two vehicles. A gate leads from the drive into the rear garden.

SERVICES

Mains water, electricity, drainage and gas.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

