



115 CARNE VIEW ROAD

PROBUS, TRURO,
CORNWALL TR2 4TR

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



115 CARNE VIEW ROAD

PROBUS TRURO CORNWALL TR2 4TR

STUNNING EXTENDED MODERN HOUSE IN EXCELLENT LOCATION

Situated toward the end of cul de sac within this sought after residential and established development, close to the playing field and centre of the village.

Beautifully presented throughout, larger than first apparent and finished to a very high standard.

Four bedrooms, master en-suite and bathroom to the first floor, lounge, kitchen/dining room, snug/office to the ground floor.

Parking for 3 cars, rear garden and half garage/store.



OFFERS IN EXCESS OF
£325,000

Philip Martin

PHILIP MARTIN

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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.

THE PROPERTY

115 Carne View Road is a stunning modern house which has been carefully and thoughtfully upgraded and modernised by the current owners. The property is beautifully presented throughout and all finished to a very high standard. Having been extended the house is also larger than it appears from a casual roadside glance and hence an internal viewing is imperative to appreciate the quality and space that this property has on offer. Surprisingly there are four bedrooms, the master with an en-suite and a family bathroom to the first floor. To the ground floor there is a sitting room, kitchen/breakfast room and to the rear of the garage, a lovely snug which has also been used as an office with bifolding doors opening onto the garden. The property has double glazed windows and mains gas central heating as well as parking for 3 or 4 cars.

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):

HALL

Stairs rising to the first floor.

SITTING ROOM

4.42 x 3.81 (14'6" x 12'5")

Window to front, under stairs storage space and radiator.



KITCHEN/DINING ROOM

4.75 x 3.20 (15'7" x 10'5")

Fitted with a range of base and eye level units, worktop over, sink and drainer inset. Space and plumbing for washing machine, dishwasher and fridge. Built in Neff oven, electric hob with extractor over. Window and door to rear garden. Radiator.

SNUG/OFFICE

3.41 x 2.45 (11'2" x 8'0")

A superb addition to the property with bi-folding doors opening to the garden. Space for desk, tumble dryer and fridge freezer. Door to garage.

FIRST FLOOR

Landing with airing cupboard incorporating shelving and gas combi boiler.

Philip Martin



BEDROOM ONE

4.15 x 2.44 (13'7" x 8'0")

Window to front and radiator. Built in wardrobes and door to.

EN-SUITE

White suite with shower, w.c. and wash hand basin. Obscured window to rear.

BEDROOM TWO

3.30 x 2.83 (10'9" x 9'3")

Window to rear, wardrobes and radiator.

BEDROOM THREE

3.46 x 2.60 (11'4" x 8'6")

Window to front, radiator and built in wardrobe.

BEDROOM FOUR

2.58 x 2.09 (8'5" x 6'10")

Window to front and radiator.

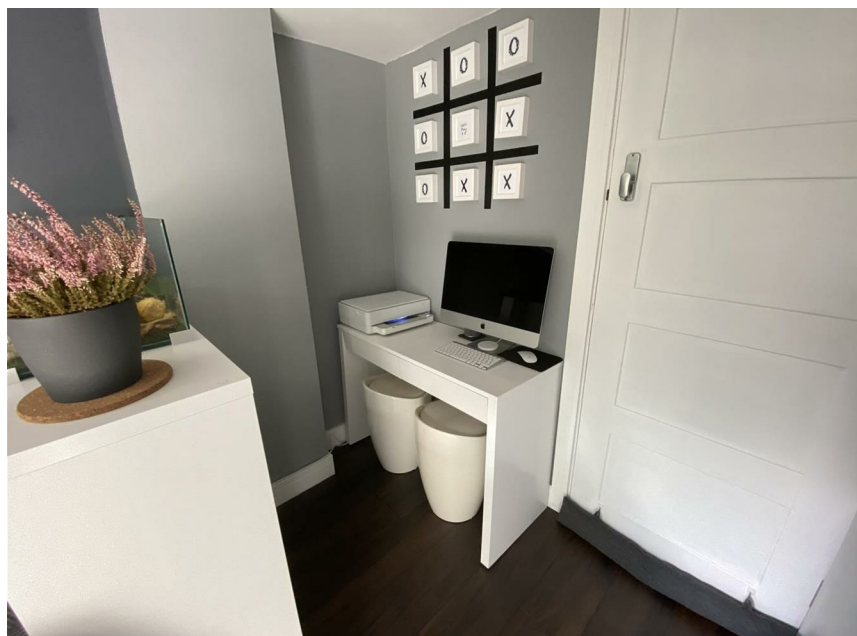
BATHROOM

2.08 x 1.68 (6'9" x 5'6")

A white suite with bath and shower over, w.c. and vanity wash hand basin. Obscured window to rear.

OUTSIDE

At the front a brick driveway provides off street parking for three/four cars and there is access to the front door with storm porch and access to the half garage. The rear garden enjoys a south and westerly facing aspect and therefore enjoys the sun for the majority of the day and into the evening. The garden is enclosed behind a mature hedge boundary and wooden garden fences on two sides. The rear garden is surprisingly private and not overlooked. It has been designed for ease of maintenance with large paved sun terrace with attractive brick walls and a small area of lawn with large wooden sleeper.



HALF GARAGE

2.45 x 1.67 (8'0" x 5'5")

Excellent for general storage.

SERVICES

Mains water, gas, electricity and drainage are connected.

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.

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.

DIRECTIONS

Proceeding into the village from the Trewithen roundabout (eastern end of the Probus bypass), turn left at the mini roundabout into Carne View Road. Follow this road around to the left and right to the end of Carne View Road and 115 will be found on the left hand side.

115 CARNE VIEW ROAD, PROBUS



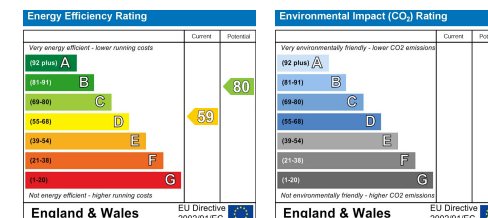
Ground Floor

Approx Gross Internal Floor Area
51 sq metres/549 sq ft



First Floor

Approx Gross Internal Floor Area
51 sq metres/549 sq ft







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