

10 St Austell Road, Probus, Truro, TR2 4LF
£260,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern semi-detached house
- Popular village of Probus near Truro & The Roseland
- Three bedrooms, master en-suite, bathroom
- Large living/dining room, separate kitchen, WC
- Good sized rear garden and front terrace
- Allocated parking space
- No onward chain
- Video tour available



*A modern semi-detached house located in the popular village of Probus near Truro and The Roseland Peninsula. Three bedroom, two bathroom accommodation with good sized rear garden and parking space.
Available with no onward chain.*



The Property

This modern semi-detached house built in 2011 is located in the popular village of Probus with a range of amenities nearby whilst being less than 5 miles from Truro and on the edge of The Roseland Peninsula.

The accommodation is well proportioned offering just under 800 sq ft of space with the property in a 'ready to live in' condition but priced to accommodate updating to personal taste in the future. The ground floor comprises an entrance hall, WC, large living and dining room as well as a separate fully fitted kitchen with space for a breakfast bar. On the first floor a landing provides access to the family bathroom, three bedrooms (two doubles and a good single) with the master bedroom enjoying the benefit of an en-suite shower room.

Outside there is a good sized and level rear garden enclosed with fencing accessed via glazed doors from the living space whilst to the front of the property is a 'bonus' slate paved terrace offering a pleasant South facing seating area. At the rear of the plot there is an allocated parking space for one vehicle which can be accessed immediately via the rear gate to the garden.

This property would make a great first buy, comfortable family home or ideal investment and comes available with no onward chain.

The Location

Probus has proven a very popular village to live in and justifiably so. This location blends rural living surrounded by beautiful countryside, whilst having great local amenities and being only a 5 mile (10 minute drive) from the city of Truro. There are good transport links with buses heading in and out of the centre of the village on a regular basis. You are well catered for with amenities here with a village hall, farm shop, petrol station, local pub, village store, church, hairdressers, doctors surgery, play park, fish & chip shop and Chinese takeaway. There is a well-regarded primary school in the village and several other good options nearby and secondary schooling is readily available either in Truro or at the Ofsted rated excellent Roseland Academy 2.5 miles away in the village of Tregony. To the South you can be on the stunning Roseland Heritage Coast in around 5 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few. Driving North you can be on the A30 very easily within around 10/15 minutes as well.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.





Property Information

Tenure: Freehold

Estate Charge: £179.30 per annum

Council Authority: Cornwall

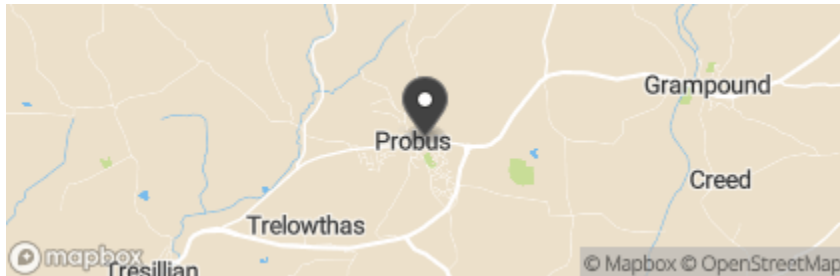
Council Tax Band: C

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best network O2 – (good outdoor, variable indoor)

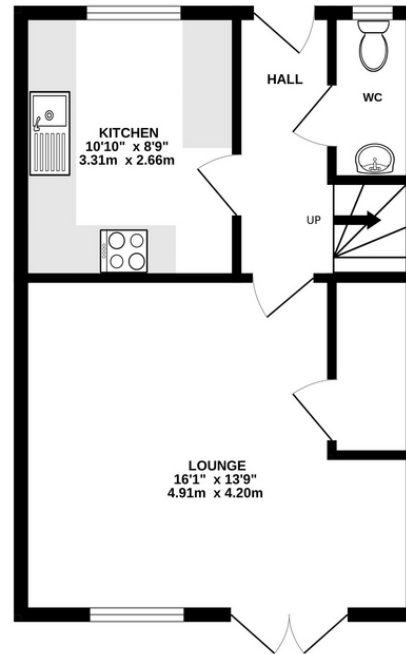
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	76	81
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

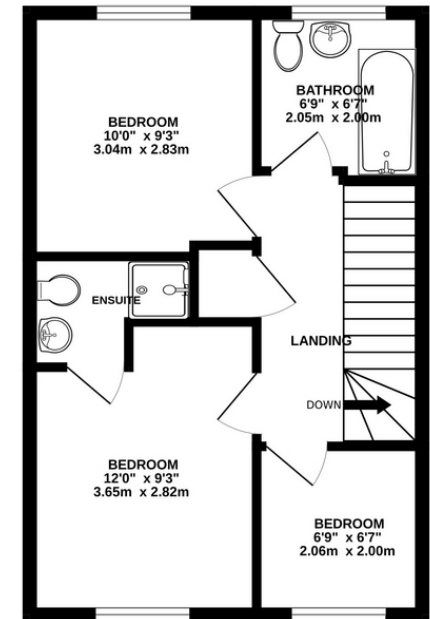


Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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