



7 Tippetts Place,  
Chapel Street, Probus

LODGE & THOMAS  
ESTABLISHED 1892



## 7 Tippetts Place,

Chapel Street, Probus, Truro, TR2 4FQ

**Guide Price - £250,000      Freehold**

- Two double bedrooms
- Off-road parking
- Gardens
- Modern terraced house
- Non-estate location

*A modern two double bedroom house in the old part of the village near the primary school. Ideal investment or first-time purchase.*

### The Property

7 Tippetts Place is a modern terraced house, built in 2017 by a local builder and is one of just eight homes forming Tippetts Place which is situated on the former site of Tippetts Cottage which had stood derelict for many years prior to its demolition and replacement.

This is the middle of three houses and the accommodation comprises entrance hall, large ground floor w.c., kitchen open plan to the sitting/dining room with French doors out to the garden on the ground floor and two double bedrooms and a bathroom to the first floor.

To the rear is a paved patio and raised lawned garden and included in the sale is a timber garden shed. There is a pedestrian gate from the rear leading to the parking area where there is parking space for one vehicle and a raised garden bed. At the front is a small paved patio ideal for pots and a pedestrian gateway leads out onto Chapel Street.

The house benefits from the remainder of a 10-year Buildzone warranty and the property is very energy efficient.







**EPC B      Council Tax Band B**

### **Tenure**

House and parking space on freehold Title. Tippetts Place Management Company owns the freehold for the common parts and each property contributes £10pcm into the sinking fund for maintenance and repair.

### **Services**

Mains electricity, water, drainage and gas. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### **Wayleaves, Easements & Rights of Way**

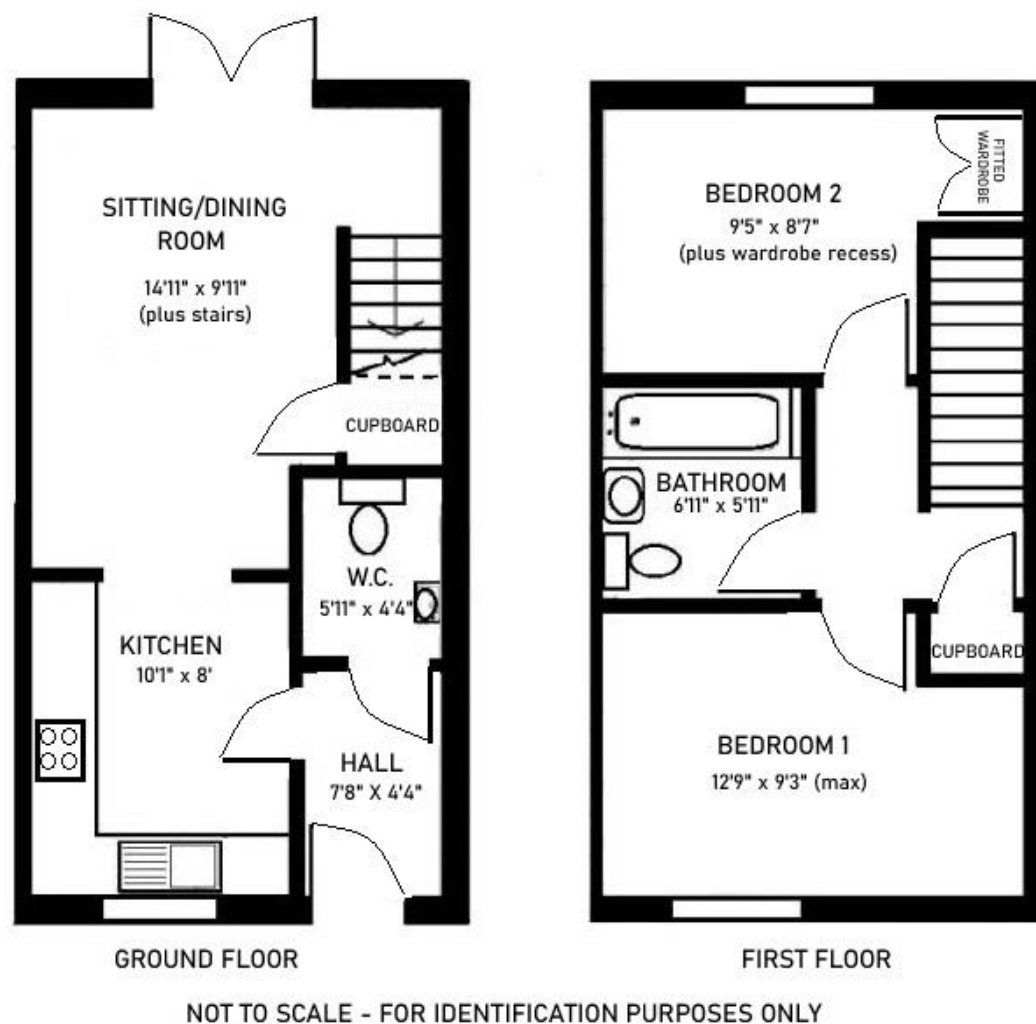
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

### **Particulars & Plan**

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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

### **Agent's Note**

We hereby disclose in accordance with the 1979 Estate Agents Act that a member of Lodge & Thomas staff is the vendor of this property.





### Location

The property is situated along Chapel Street, one of the oldest parts of the village, and is within a stone's throw of Probus primary school. Probus is a thriving village with a fantastic community and an excellent range of every day amenities including Farm Shop, Chinese takeaway, Indian restaurant, public house, social club, parish Church, petrol station, two convenience stores, fish and chip shop, doctors surgery and the aforementioned primary school. It is on a regular bus route to Truro and St Austell, both with mainline railway links to London (Paddington). There is also a whole host of bridleways and footpaths on the doorstep for the outdoor enthusiast.

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722  
email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

Entering Probus from the Truro direction proceed through the village square and as the road bears left (by the fish and chip shop) turn left into Chapel Street. 7 Tippetts Place will be found on the right hand side after approximately 100m, identified by a Lodge & Thomas for sale board.

**what3words** ///prospers.cars.triangle







**01872 272722**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

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