



19 BOSNOWETH
PROBUS, TRURO,
TR2 4HE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



19 BOSNOWETH

PROBUS TRURO

TR2 4HE

DETACHED MODERN HOUSE WITH LARGE LOFT
CONVERSION

Situated in a very quiet cul-de-sac location.

Five bedrooms (master en-suite), large sitting room with bay window, separate dining room, conservatory, kitchen, utility, cloakroom and bathroom.

Parking, garage with loft storage, enclosed garden, mains gas central heating and all windows are double glazed.

Council Tax - E. Freehold. EPC - D

GUIDE PRICE £450,000

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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

19 Bos Noweth is a well proportioned detached modern house set in a quiet cul-de-sac location within a sought after development with Probus and it is understood to be the only property within the development which has a large loft conversion. The accommodation is larger than first apparent and benefits from a full loft conversion with velux windows to the front and rear of the property, an ideal 5th bedroom or large office space. In all there are FIVE bedrooms (master en-suite), large sitting room with bay window, separate dining room, kitchen, utility, cloakroom and bathroom. A large conservatory has been added at the rear which opens to the south facing garden. Outside are two parking spaces to the front, garage with loft storage over and a level enclosed Garden. Mains gas central heating and all windows are double glazed.

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. There is a local park with childrens play area, football pitch and a 5 aside 3G pitch all within a safe, short walk through a well lit and safe area of the housing estate.

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):

ENTRANCE PORCH

Double glazed front door to:

HALLWAY

Laminated flooring. Radiator. Arched alcove with built in lighting. Stairs rising to the first floor. Under stairs cupboard. Doors to:

CLOAKROOM

Laminated flooring. Fitted with a white close coupled WC and a pedestal wash hand basin with tiled splash back. Radiator.



LOUNGE

4.39m x 4.39m into bay (14'4" x 14'4" into bay)
Bay window to the front aspect. Radiator. Coved ceiling.
Television point.

DINING ROOM

3.71m x 2.59m (12'2" x 8'5")
Laminated flooring. Radiator. Double French doors to:

CONSERVATORY

3.48m x 2.90m (11'5" x 9'6")
Double glazed doors leading out to the rear garden. Radiator.
Fitted ceiling blinds.

KITCHEN

4.19m x 2.90m (13'8" x 9'6")
A spacious kitchen with a range of modern base and eye level units with a work top over and inset sink and drainer with tiled

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surround. Electric oven, hob and extractor hood over. Built in dishwasher, space for fridge freezer. Window to the rear aspect. Door to:

UTILITY ROOM

1.98m x 1.60m (6'5" x 5'2")

Wall mounted central heating boiler. Stainless steel sink and drainer unit with cupboards below. Space for washing machine. Radiator. Door to rear garden.

LANDING

Radiator. Airing cupboard housing hot water tank. Doors to:

BEDROOM 1

4.45m x 2.79m (14'7" x 9'1")

Master double bedroom with a window to the front aspect overlooking the front garden. Radiator. Telephone point. Television point. Door to:

EN-SUITE SHOWER ROOM

Fitted with a three tiled shower cubicle, pedestal wash hand basin and close coupled WC with tiled surround. Wall mounted light and shaver point. Radiator. Extractor fan.

BEDROOM 2

3.61m x 2.46m (11'10" x 8'0")

Windows to the rear aspect overlooking the rear garden. Radiator. Telephone point.

BEDROOM 3

2.97m x 2.11m (9'8" x 6'11")

Window to the rear aspect. Radiator.

BEDROOM 4

2.77m x 2.36m (9'1" x 7'8")

Window to the front aspect. Radiator.

FAMILY BATHROOM

Fitted with a suite comprising a panelled bath with wall mounted shower over and curtain rail, pedestal wash hand basin and low level WC with tiled surround. Radiator. Wall mounted light and shaver point.

SECOND FLOOR

LANDING

Built in cupboard. Door to:

BEDROOM 5 / OFFICE

8'2" (2.5m) x 7'7" (2.31m) plus 7'9" (2.36m) x 3'8" (1.12m) plus 7'6" (2.29m) x 5' (1.52m).

This additional room makes an ideal office with velux windows to the front and rear aspects and built in eaves storage cupboards.

OUTSIDE

To the rear of the of the property is a good sized garden laid predominantly to patio with lawn. Side access to front of property. Door leading to a useful store with access to garage loft space.

GARAGE

A single garage with driveway parking for two cars. The garage roof space is a large area boarded out with lighting and racks. Access is via pull down ladder.

SERVICES

Mains gas, water and electricity. Mains drainage.

TENURE

Freehold.

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.

DIRECTIONS

From Truro proceed in an easterly direction and after the village of Tresillian turn left signposted to Probus and Ladock. Proceed through Probus village and at the mini roundabout turn right into Carne View Road. Turn right into Bos Noweth and the property can be found on the left hand side identified by a Philip Martin for sale board.



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Ground Floor



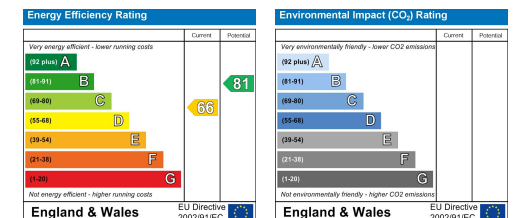
First Floor



Second Floor



Disclaimer: Floor Plan is for illustrative purposes only. You should conduct an independent investigation of the property to determine to your satisfaction as to the suitability of the property for your requirements.







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