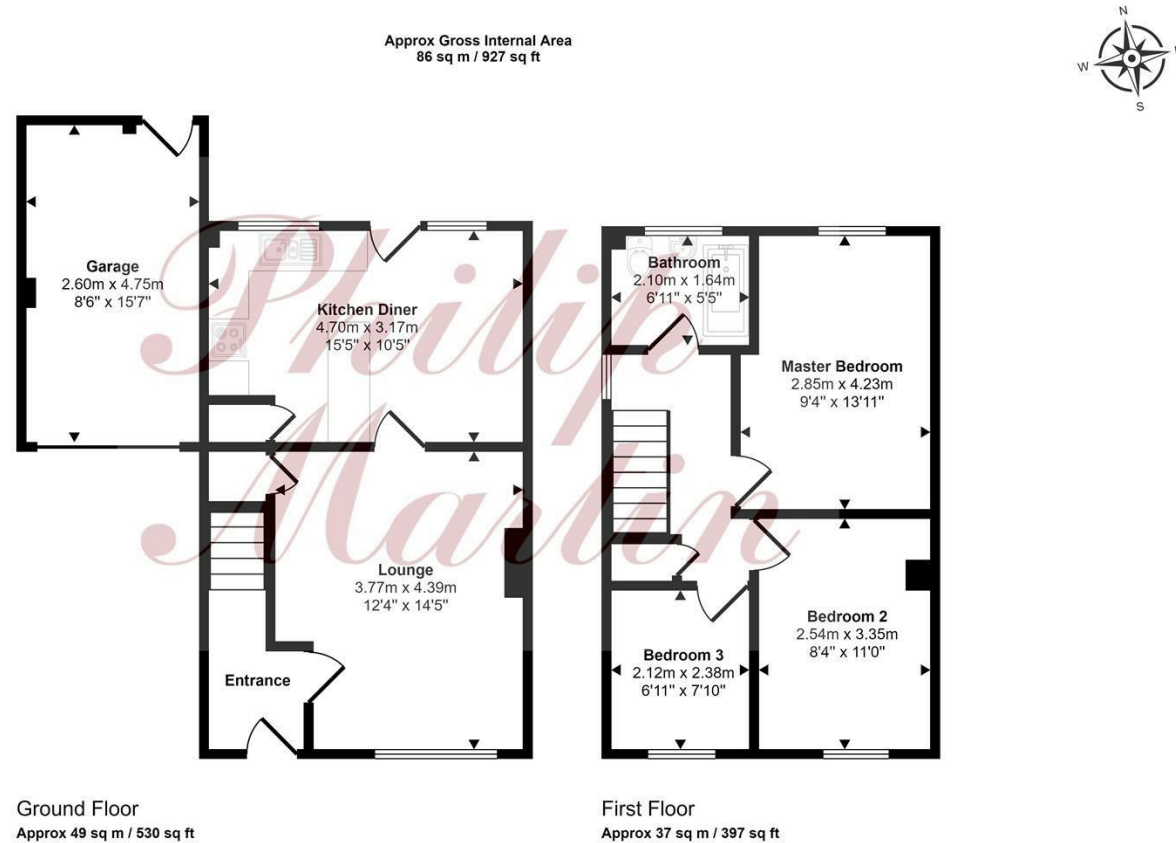


CARNE VIEW ROAD, PROBUS,



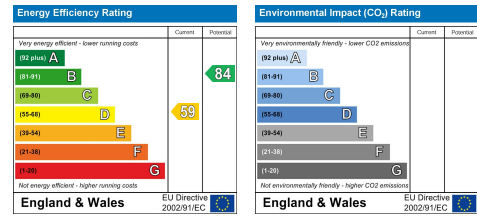
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- 3 Bedrooms
- Lounge
- Garage and Parking
- Refurbishment Required
- Vacant Possession
- Bathroom
- Kitchen/Dining Room
- Enclosed Rear Garden
- No Chain
- Link Detached

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.



**CONTACT US**

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**3 CARNE VIEW ROAD, PROBUS, TRURO, TR2 4HZ**  
LINK DETACHED HOUSE FOR REFURBISHMENT

Situated in a pleasant location within the village with driveway parking and a garage.

Offered for sale with no chain but in need of complete renovation.

Council Tax Band - C. Freehold. EPC - D

GUIDE PRICE £275,000

## THE PROPERTY

3 Carne View Road is a link detached house which is situated in a pleasant location on the edge of the village yet within a short level walk of the village square and the local primary school. The property has been a cherished home for many years although it is fair to say that it is now in need of total refurbishment throughout.

In all the accommodation comprises a hall, lounge, kitchen/dining room, three bedrooms and bathroom. There is driveway parking for 2 or 3 vehicles as well as an enclosed rear garden.

## 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.

## GROUND FLOOR

### ENTRANCE HALL

## LOUNGE

12'4" x 14'4" (3.77m x 4.39m)

## KITCHEN/DINING ROOM

15'5" x 10'4" (4.70 x 3.17)  
With doors opening to garden.

## FIRST FLOOR

### MASTER BEDROOM

9'4" x 13'10" (2.85 x 4.23)

### BEDROOM 2

8'3" x 10'11" (2.54 x 3.35)

### BEDROOM 3

6'11" x 7'9" (2.12 x 2.38)

## BATHROOM

6'10" x 5'4" (2.10 x 1.64)

## OUTSIDE

There is driveway parking to the front and access to the garage as well as a level lawn.

The rear garden is enclosed with access to the rear garage door.

## GARAGE

8'6" x 15'7" (2.60 x 4.75)

## SERVICES

Mains water, drainage and electricity. We understand gas is in the road.



## N.B

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

## COUNCIL TAX

C.

## TENURE

Freehold.

## DIRECTIONS

Proceeding from Truro towards St. Austell bypass the village on the A39 and at the Trewithen roundabout take the left hand turning signposted to Probus. At the mini roundabout turn left into Carne View Road and the property can be found on the left hand side of the road.

## 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.

