



La
Chaumière

LA CHAUMIERE THE GREEN

PROPERTY TO
LET

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



LA CHAUMIERE THE PROBUS TRURO TR2 4LP

MIDDLE TERRACE DOUBLE FRONTED COTTAGE IN
QUIET LOCATION

Situated in a tucked away corner of the village yet close to
the filling station, bus stop and countryside walks.

In good condition throughout with a recently replaced
slate roof.

Offered for sale with no chain and vacant possession.

Enclosed rear garden with potential to create parking.

Council tax- B. Freehold. EPC- E.

GUIDE PRICE £275,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.

GENERAL COMMENTS

La Chaumiere translates to 'The Cottage' and this pretty middle terraced property is a great example of a village cottage which is tucked away in a quiet and hidden part of Probus, away from the main thoroughfare along Fore Street yet within easy reach for access to the bus stop and local filing station.

The cottage has been a cherished home for many years and is now available with no chain and vacant possession. The property has within the last year had a new slate roof which is a tremendous benefit when considering buying an old property.

Internally the accommodation is typical of a Cornish cottage with two bedrooms to the first floor and to the ground floor, a large lounge and dining room as well as a good sized kitchen/breakfast room to the rear and a shower room.

There are front and rear gardens with the potential to create off road parking to either side. The property has double glazed windows, solid fuel Rayburn in the kitchen and a wood burning stove in the lounge.

This is a lovely cottage in a wonderful location within the village.



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):

LOUNGE/DINING ROOM

5.88 x 3.56 (19'3" x 11'8")

KITCHEN/BREAKFAST ROOM

5.96 x 2.74 (19'6" x 8'11")

SHOWER ROOM

2.79 x 1.93 (9'1" x 6'3")

FIRST FLOOR

BEDROOM 1

3.72 x 2.86 (12'2" x 9'4")

BEDROOM 2

2.80 x 2.25 (9'2" x 7'4")

OUTSIDE

There are planted gardens to the front of the property behind a low stone wall with a path leading to the front door. Other properties alongside have created off road parking and there is potential to do the same here.

The rear gardens can be access from the



lane via a pedestrian gate and once again, off road parking could be possible and we understand there was previously a parking space to the rear. The gardens are stocked with a number of plants whilst there is a small patio, ideal for sitting out as well as a shed and store room to the side of the property.

SERVICES

Mains electric, water and drainage. Solid fuel Rayburn and wood burning stove.

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.

COUNCIL TAX

Band B.

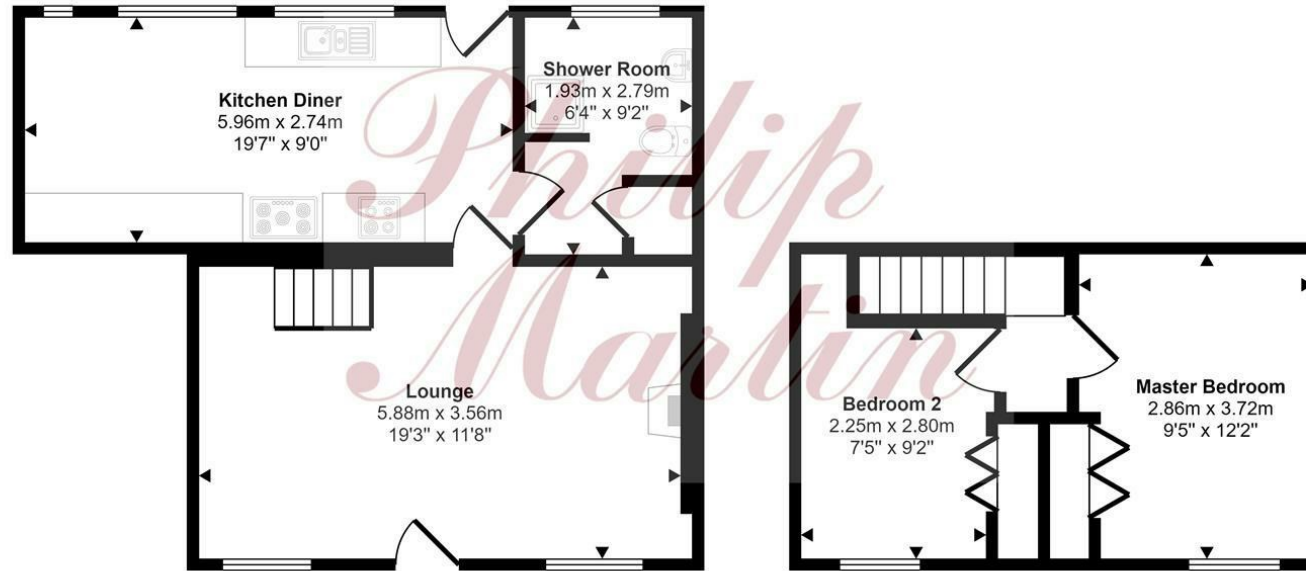
TENURE

Freehold.

EPC

E

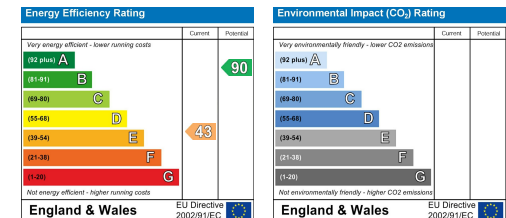
Approx Gross Internal Area
68 sq m / 737 sq ft



Ground Floor
Approx 45 sq m / 484 sq ft

First Floor
Approx 24 sq m / 253 sq ft

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.







PHILIP MARTIN

Tel: 01872 242244 St. Mawes: 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin