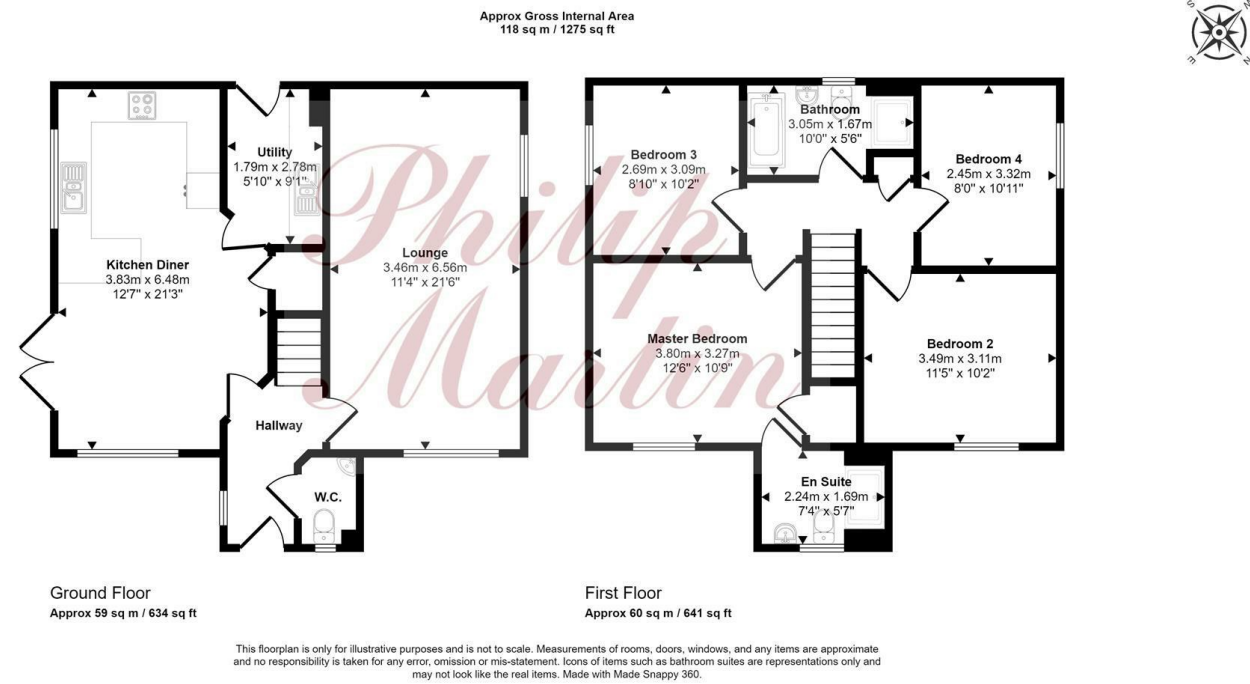


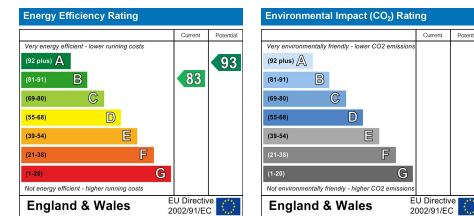
PRAS PARK AN GER, PROBUS



KEY FEATURES

- MODERN DETACHED HOUSE
- ENCLOSED REAR GARDEN
- FOUR BEDROOMS (MASTER EN-SUITE)
- DRIVEWAY & PARKING
- KITCHEN/DINING ROOM
- BEAUTIFULLY PRESENTED
- SITTING ROOM
- EDGE OF CUL-DE-SAC
- BATHROOM & CLOAKROOM
- POPULAR VILLAGE LOCATION

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



7 PRAS PARK AN GER, PROBUS, TR2 4JQ

DETACHED MODERN HOUSE SITUATED IN POPULAR VILLAGE LOCATION

This four bedroom detached house is situated at the end of this quiet cul-de-sac in the popular village of Probus. The property enjoys a pleasant outlook to the front and side with a tremendous amount of privacy. Beautifully presented and offering light and spacious rooms throughout; in all, the accommodation includes; sitting room, kitchen/dining room, utility room, cloakroom, four bedrooms (master en-suite) and a family bathroom. There is driveway parking, a detached single garage and an enclosed rear garden. The property benefits from gas central heating, double glazing and the remainder of the NHBC warranty. Viewing is highly recommended.

EPC - B. Freehold. Council Tax - E.

GUIDE PRICE £450,000

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THE PROPERTY

7 Pras Park An Ger is a modern four bedroom detached house situated in a new development within the popular village of Probus. The property is within a short walk of the village centre and the wide range of amenities on offer whilst occupies the end plot and therefore enjoys plenty of privacy and a tremendous outlook of the wooded area. Immaculately presented throughout and offering light and spacious accommodation; the dwelling comprises; entrance hall, cloakroom, sitting room, kitchen/dining room and utility room to the ground floor with four bedrooms (master en-suite) and a bathroom to the first floor. There is driveway parking, a detached single garage and a completely enclosed 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.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR**ENTRANCE HALL**

Window to side and radiator. Stairs rising to first floor. Door into;

CLOAKROOM

Obscured window to front. Wall mounted hand wash basin and low level w.c. Radiator.

SITTING ROOM

21'6" x 11'4" (6.56m x 3.46m)
Dual aspect sitting room with window to front and side; both with fitted shutters. Two radiators.

KITCHEN/DINING ROOM

21'3" x 12'6" (6.48m x 3.83m)
A dual aspect room with window to front (with fitted shutter) and side, along with double doors opening out onto enclosed garden. Kitchen comprising a range of base and eye levels units with worktops over and a breakfast bar. Inset sink and drainer with integrated appliances including AEG twin electric oven and AEG four ring gas hob with extractor fan over as well as a dishwasher. Ample space for a dining room table. Access to under stairs storage cupboard. Two radiators.

UTILITY ROOM

9'1" x 5'10" (2.78m x 1.79m)
Fitted with base and eye level units with worktops over. Inset sink and drainer unit. Space and plumbing for washing machine and condensing tumble dryer. Cupboard housing gas boiler. Radiator. Door to rear accessing driveway.

FIRST FLOOR**LANDING**

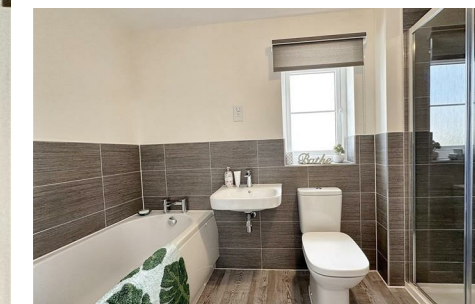
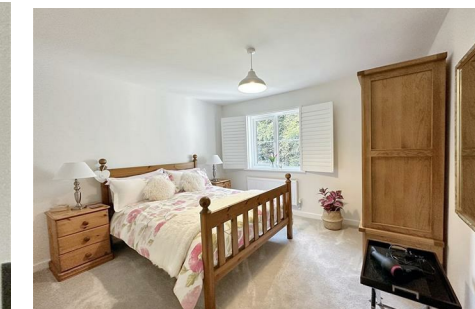
Access to loft. Storage cupboard. Doors into;

BEDROOM ONE

12'5" x 10'8" (3.80m x 3.27m)
Spacious double bedroom with window to front with fitted shutters. Cupboard housing water cylinder. Radiator. Door into;

EN-SUITE

Tiled to half height and comprising double walk in shower, wall mounted hand wash basin and low level w.c. Obscured window to front. Heated towel rail and extractor fan.

**BEDROOM TWO**

11'5" x 10'2" (3.49m x 3.11m)
Window to front with fitted shutters. Radiator.

BEDROOM THREE

10'1" x 8'9" (3.09m x 2.69m)
Window to side with fitted shutters. Radiator.

BEDROOM FOUR

10'10" x 8'0" (3.32m x 2.45m)
Window to side with fitted shutters. Radiator.

BATHROOM

10'0" x 5'5" (3.05m x 1.67m)
Tiled to half height comprising bath and separate shower cubicle, wall mounted hand wash basin and low level w.c. Obscured window to rear. Heated towel rail and extractor fan.

OUTSIDE

There is a driveway providing off road parking to the rear of the property leading up to the garage. There is a completely enclosed garden to the side of the property laid to a combination of patio, lawn and chippings. There are also gardens to the front of the property laid to chippings which enjoy a pleasant outlook and a sunny aspect.

GARAGE

Metal up and over door. Power connected.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

E.

TENURE

Freehold.

DIRECTIONS

The property is located on the modern development just off Tregony Road at the top of the village. Turn into Rosva Wenton and proceed along with road going passed the open green space on the left hand side. Upon entering Pras Park An Karn, turn left before turning right into Pras Park An Ger. At the end of the road, turn left and No.7 being located on the right hand side in the corner of the cul-de-sac.

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.

