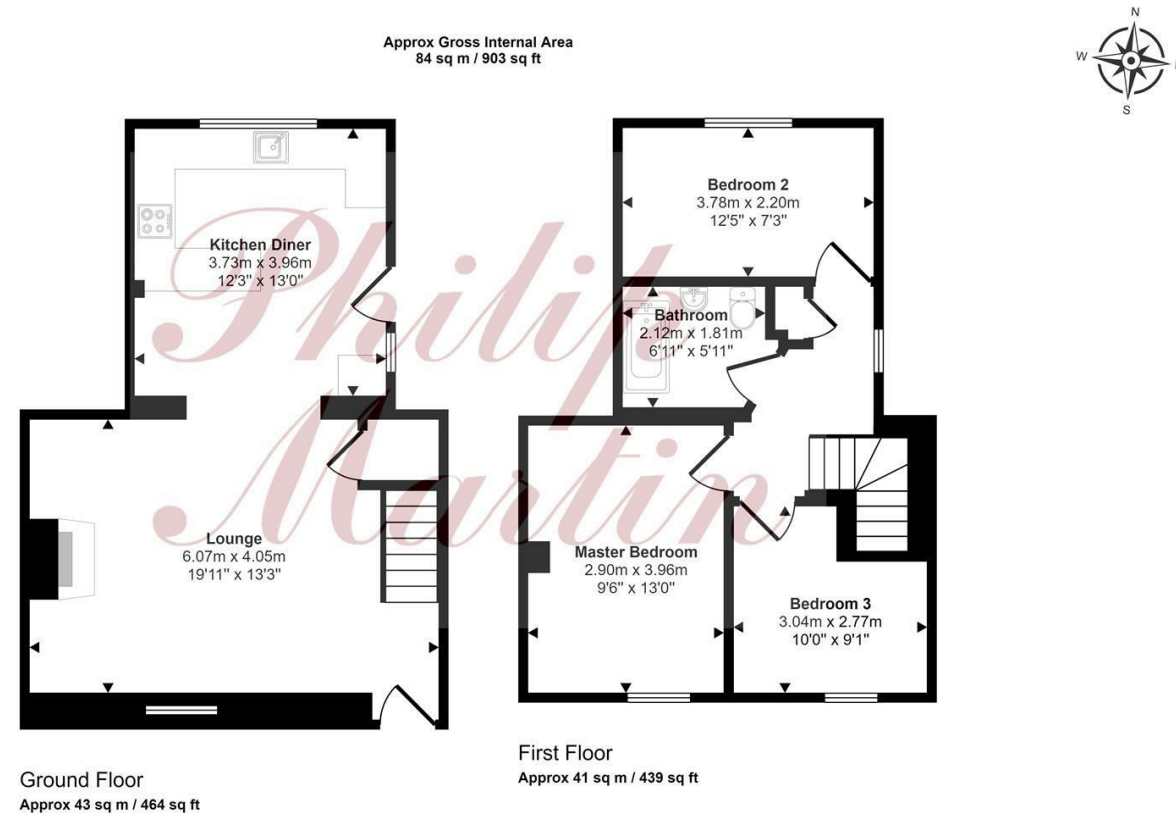


COLLEGE ROW, PROBUS



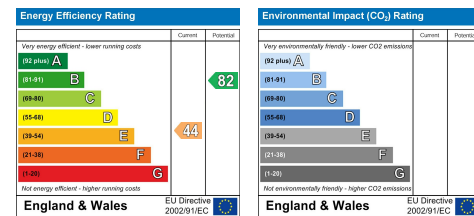
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- END TERRACE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM
- FRONT & REAR GARDENS
- OFF ROAD PARKING
- RECENTLY MODERNISED
- POPULAR VILLAGE LOCATION
- VIEWING ESSENTIAL

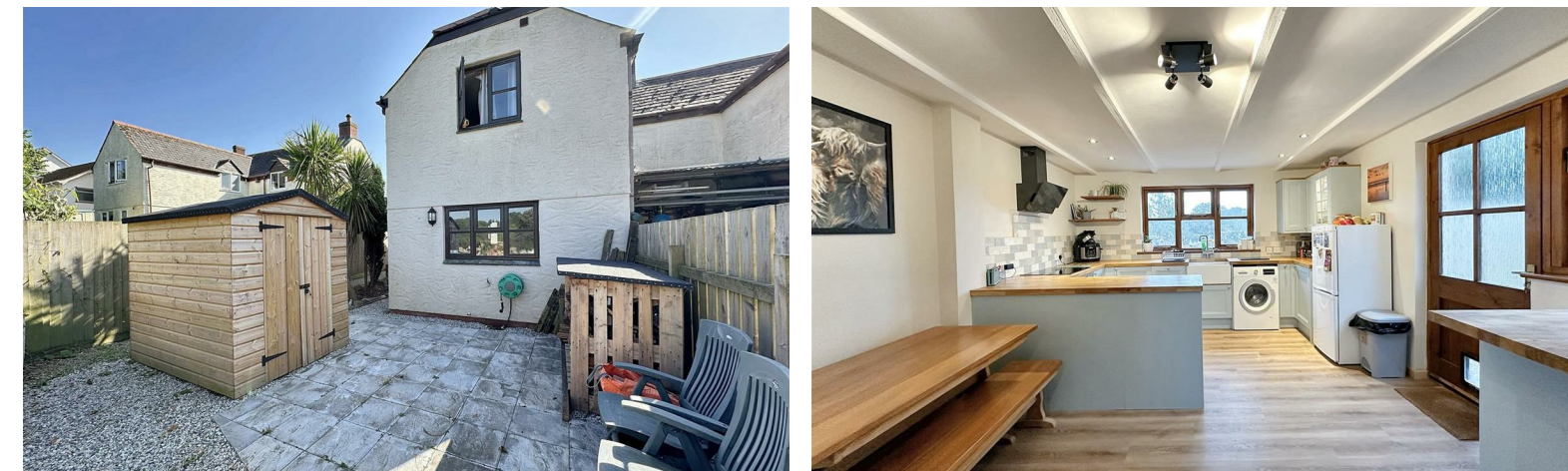
ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



1 COLLEGE ROW, PROBUS, TRURO, TR2 4LX
RECENTLY MODERNISED CHARMING PROPERTY IN VILLAGE LOCATION

This three bedroom end terrace property is situated in a very pleasant position within the village. The property has been modernised during the current ownership with a brand new kitchen suite being installed, a wood burning stove in the sitting room and general decoration throughout including new floor coverings. Accommodation includes; three bedrooms and a bathroom to the first floor as well as a large sitting room and a kitchen/dining room to the ground floor. There are front and rear gardens and parking for two cars.

EPC - E. Freehold. Council Tax - C.

GUIDE PRICE £275,000

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244 01326 270008

sales@philip-martin.co.uk stmawes@philip-martin.co.uk

THE PROPERTY

1 College Row is an attractive three bedroom end of terrace cottage situated in the highly popular village location of Probus. The property is within a stone's throw from the bus stop with great access into both Truro and St Austell, as well as being a short walk from the amenities on offer within the village including; primary school, doctors surgery, butchers, shop and public house. The house enjoys a sunny aspect and with views of the countryside to the rear. The property has been wonderfully modernised during the current ownership and in all, the accommodation comprises; entrance porch, sitting room with feature wood burning stove and a brand new kitchen suite with dining room to the ground floor with three bedrooms and a bathroom to the first floor. The front garden is laid to lawn, whilst at the back there is a rear garden laid to patio for ease of maintenance. There is also off road parking.

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 PORCH

SITTING ROOM

19'10" x 13'3" (6.07m x 4.05m)

Window to front and feature fireplace with wood burning stove fitted with timber lintel and slate hearth. Opening into;

KITCHEN/ DINING ROOM

12'11" x 12'2" (3.96m x 3.73m)

A brand new kitchen suite fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset belfast sink with instant hot water tap and window to rear garden. Integrated appliances including dishwasher and electric oven with hob and extractor fan over. Space for fridge/ freezer plumbing for washing machine. Ample room for dining table. Door to side to access rear garden.

FIRST FLOOR

BEDROOM ONE

12'11" x 9'6" (3.96m x 2.90m)

Window to front.

BEDROOM TWO

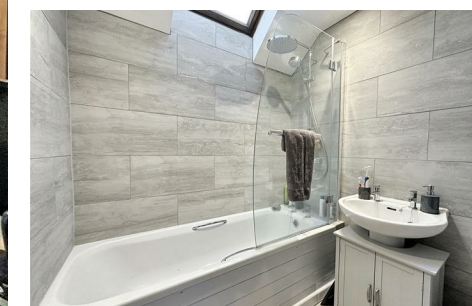
12'4" x 7'2" (3.78m x 2.20m)

Window to rear.

BEDROOM THREE

9'11" x 9'1" (3.04m x 2.77m)

Window to front with fitted bespoke double bed.



BATHROOM

6'11" x 5'10" (2.12m x 1.8m)

With tiled walls and floor; comprising low level w.c., bath with shower over and wash hand basin. Velux window. Heated towel rail.

OUTSIDE

The cottage occupies a generous plot with front and rear gardens. The larger front garden enjoys a sunny southerly aspect and is mainly laid to lawn with a timber fenced boundary.

The rear garden backs onto open fields with far reaching countryside views. There is a patio and recently installed garden timber shed.

SERVICES

Mains water, electric and drainage.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Proceed into the village of Probus from the Truro direction and 1 College Row will be easily found on the left hand side where a Philip Martin board has been erected.

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.

