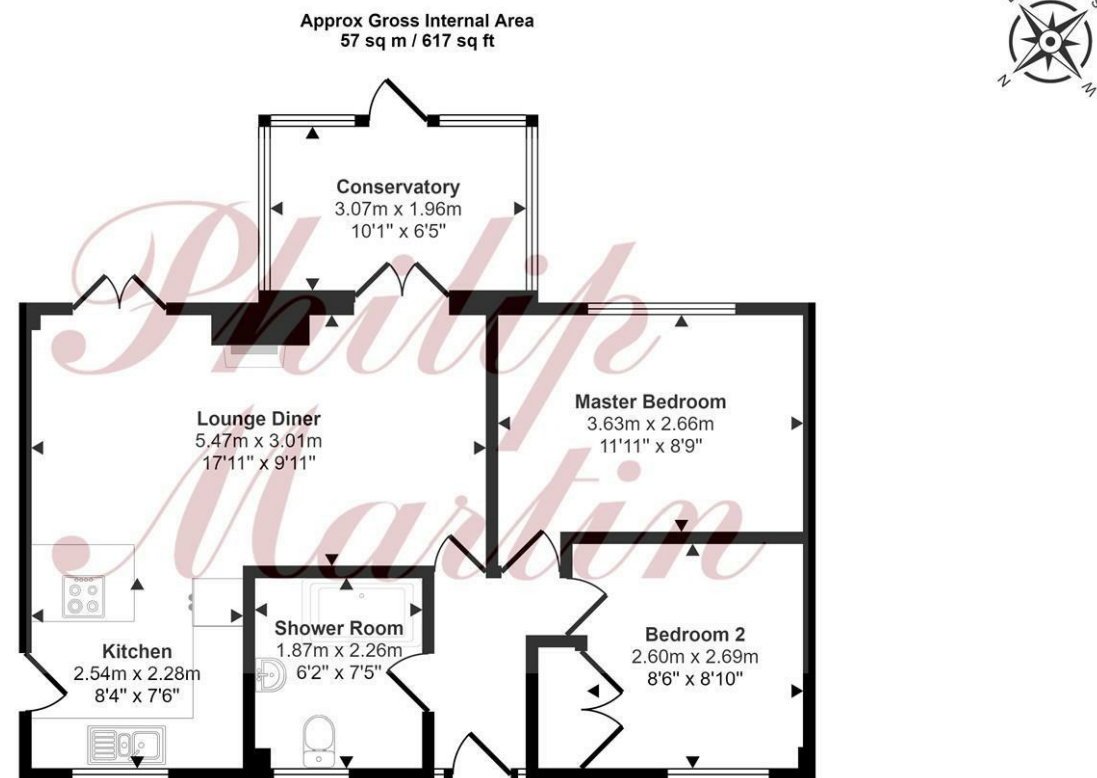


PROBUS



Floorplan

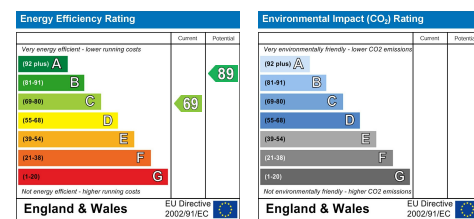
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- Beautifully Presented
- Fitted Kitchen
- Conservatory
- Garage/Workshop
- Gas Central Heating
- Two Double Bedrooms
- Lounge/Dining Room
- Shower Room
- Private Enclosed Gardens
- Parking

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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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28 CHURCH VIEW ROAD, PROBUS, TRURO, TR2 4JH  
BEAUTIFULLY PRESENTED DETACHED BUNGALOW

In a very quiet, tucked away position within walking distance of the village square, shops and bus stop.  
A fabulous bungalow in exceptional condition that must be viewed to truly appreciate.  
Two double bedrooms, quality kitchen with integral appliances, luxurious shower room, conservatory.  
Private enclosed garden enjoying a very sunny aspect.  
Garage/workshop currently used as a home office and fully insulated.  
Mains gas central heating. Double Glazing.  
No Chain. Freehold. Council Tax Band D. EPC C.

GUIDE PRICE £325,000

## GENERAL COMMENTS

A wonderful opportunity to purchase a detached modern bungalow within a very short walk of the village centre and its excellent facilities. 28 Church View Road is beautifully presented throughout and must be viewed internally to fully appreciate - it really is very special. The bungalow occupies a level plot and has a very private enclosed rear garden that enjoys a south facing aspect and sun all day. It has been landscaped and designed for low maintenance, is beautifully looked after with mature shrubs and plants, small lawn and large patio providing lots of sitting out space. An attractive Gazebo provides a lovely undercover dining area.

The garage has been insulated and is currently used as a home office, this could easily be turned back into a garage if required. There is also a very useful workshop. The accommodation includes two double bedrooms, fitted kitchen with integral appliances, conservatory and luxurious shower room. All of the windows are double glazed and there is mains gas central heating. The bungalow is sold with no chain and an internal viewing is thoroughly recommended.

## LOCATION

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, post office, village hall, Chinese takeaway, Indian restaurant and 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):

## KITCHEN

8'3" x 7'5" (2.54m x 2.28m)

Excellent range of modern shaker style base and eye level units with solid wood worktops and tiled splashbacks. Single stainless steel sink/drain. Integral appliances including Neff oven with ceramic hob and extractor hood over, fridge, freezer, dishwasher and washing machine. Window to front with blinds. Door opening onto the side driveway. Tiled floor. Breakfast bar.

## LOUNGE/DINING ROOM

18'9" x 9'10" (5.74m x 3.01m)

A light room with two sets of French doors opening into garden and conservatory. Woodburning stove with slate hearth and wooden mantle over. Radiator. Television point. Door to hallway.

## CONSERVATORY

10'0" x 6'5" (3.07m x 1.96m)

Double glazed windows overlooking the garden and glazed door - all with blinds. Tiled floor. Radiator.

## INNER HALLWAY

## MASTER BEDROOM

11'10" x 8'8" (3.63m x 2.66m)

Window overlooking the rear garden with blinds. Radiator.

## SHOWER ROOM

A beautifully appointed tiled room with luxurious white suite comprising low level w.c, vanity sink unit and double shower. Tiled floor. Spotlights. Extractor fan.



## BEDROOM TWO

Window to front with blinds. Radiator. Built in double wardrobe.

## OUTSIDE

At the front of the bungalow is a level lawn and a path leads up to the front door and continues via a wooden gate to the side and rear garden. At the side is a driveway that provides parking for two cars. Access to the:

## GARAGE/HOME OFFICE

16'8" x 8'2" (5.10m x 2.50m)

Currently completely insulated and used as a home office but easily changed back to a garage if required. Light and power. Television and telephone points. Electric heater. French Doors opening into:

## WORKSHOP

9'0" x 8'2" (2.75m x 2.50m)

Window overlooking the rear garden. Light and power. Pedestrian door into rear garden.

## REAR GARDEN

The rear garden is a sheer delight and enjoys a south facing aspect and sunshine all day. It is enclosed within timber fences and shrubs and therefore very safe for children and pets and extremely secure with gated access down the side path. There is a level lawn and a large patio provides lots of sitting out space, perfect for outside entertaining. An undercover Gazebo is very attractive with Cedar roof and this provides a lovely setting for eating outside. There are outside lights, water tap and electrical sockets. A wooden door opens from the patio into the workshop and on into the garage. There is also a useful metal storage shed.

## SERVICES

Mains water, drainage, electricity and gas are connected.

## 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

Proceed into the village from the Trewithen roundabout and at the mini roundabout take the left turning into Carne View Road and immediately right into Church View Road. Continue to the end of this road and the property can be found on the right hand side in the far corner of the cul-de-sac.

