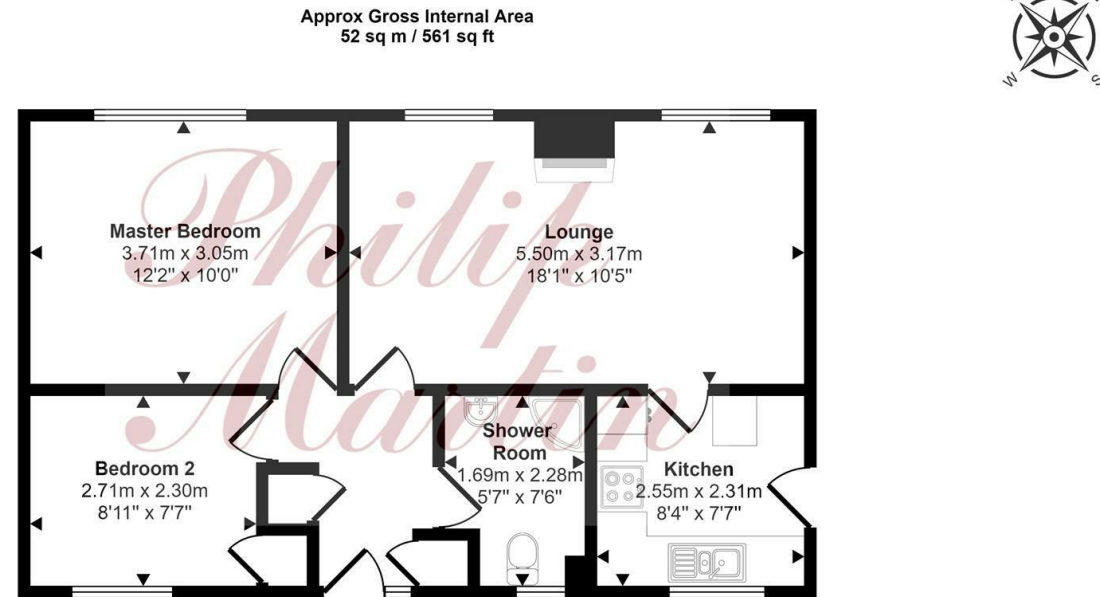


CHURCH VIEW ROAD, PROBUS



Floorplan

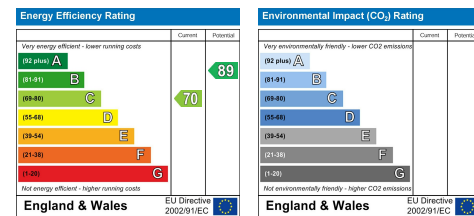
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- DETACHED BUNGALOW
- TWO BEDROOMS
- SITTING/DINING ROOM
- KITCHEN
- SHOWER ROOM
- DRIVEWAY PARKING & GARAGE
- FRONT AND REAR GARDENS
- POTENTIAL TO EXTEND
- POPULAR VILLAGE LOCATION
- NO CHAIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

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31 CHURCH VIEW ROAD, PROBUS, TRURO, TR2 4JH

DETACHED BUNGALOW SITUATED IN QUIET LOCATION SOLD WITH NO CHAIN

This two bedroom detached bungalow occupies a private, level plot at the end of the popular residential road in the popular village of Probus. The dwelling is being offered on the market for the first time in over 30 years and has been a much loved home with lots of potential to modernise and extend. The accommodation includes; two bedrooms, , shower room, sitting/dining room and kitchen. There is driveway parking, a single garage and gardens to both the front and rear. Sold with no chain, viewing is highly recommended.

EPC - TBC. Freehold. Council Tax - B.

GUIDE PRICE £299,950

THE PROPERTY

31 Church View Road is a two bedroom detached bungalow situated in a highly desirable residential development within Probus. The plot occupies a large, level plot at the end of this quiet cul-de-sac and enjoys a tremendous amount of privacy. In all, the accommodation comprises; entrance hallway, sitting/dining room, kitchen, two bedrooms and a shower room. There is a front garden laid to lawn with a driveway to the side of the property providing off road parking that leads to a single garage to the side of the property. There is mains gas central heating, double glazing throughout and a completely enclosed rear garden that is laid to lawn and provides a huge amount of privacy.

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):

ENTRANCE HALLWAY

Providing access to the loft and doors into;



CUPBOARD

Housing the mains gas boiler.

BEDROOM TWO

8'10" x 7'6" (2.71m x 2.30m)
Window to front. Radiator. Fitted cupboard.

BEDROOM ONE

12'2" x 10'0" (3.71m x 3.05m)
Window to rear. Radiator.

SHOWER ROOM

7'5" x 5'6" (2.28m x 1.69m)
Comprising corner shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to front.

SITTING/DINING ROOM

18'0" x 10'4" (5.50m x 3.17m)
Spacious room with two windows to rear overlooking rear garden. Feature fireplace with gas fire. Radiator.

KITCHEN

8'4" x 7'6" (2.55m x 2.31m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Space for fridge/freezer, cooker with extractor fan over and plumbing for washing machine. Inset stainless steel sink and drainer with window to front aspect. Door to side.

GARAGE

Metal up and over door.



OUTSIDE

There are gardens to both front and rear, mainly laid to lawn.

There is also a driveway providing off road parking for a couple vehicles, leading up to the garage.

SERVICES

Mains water, electric and drainage.

N.B

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

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

Proceeding into the village from the Trewithen roundabout take the left turning into Carne View Road at the first mini roundabout and immediately right into Church View Road. Continue to the end of the road and the property can be found on the left 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.