

ABBEY COTTAGE
ST. AUSTELL ROAD

PROBUS TRURO
TR2 4LF

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



ABBEY COTTAGE ST. AUSTELL ROAD PROBUS, TRURO TR2 4LF

VILLAGE HOUSE WITH LARGE GARDEN AND
PARKING

Two bedroom terraced cottage situated in the heart of the village and sold with no chain and vacant possession.

Now in need of general updating and modernisation offering great potential.

Parking at the front and a surprisingly large garden to the rear.

EPC - TBC

GUIDE PRICE £225,000

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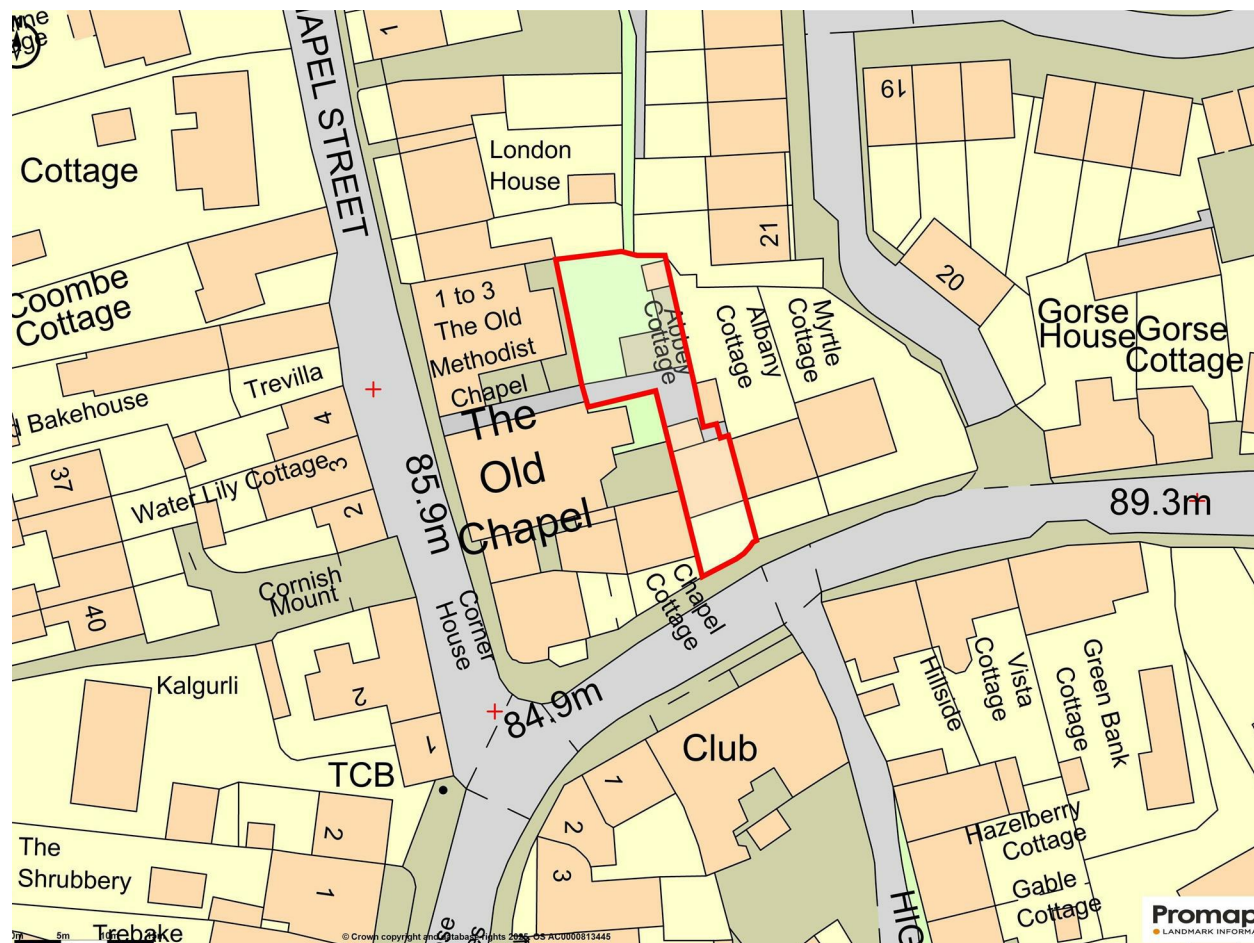
PHILIP MARTIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

Abbey Cottage is a terraced village cottage which is positioned in the very heart of Probus, close to the shop, bus stop and social club. The property is offered for sale with no chain and vacant possession and therefore ideal for any potential buyer looking to move quickly. The property has been a cherished home for many years although it is fair to say that the property is now in need of general updating and modernisation however it offers great potential. Along with off road parking to the front there is a surprisingly large, level rear garden which enjoys a sunny aspect and a rarity for this type of property in such a convenient location.

The accommodation comprises a sitting room, kitchen/dining room to the ground floor with two bedrooms and a bathroom to the first floor. The property has electric heating although gas is available in the road and the windows are double glazed throughout.

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 HALL

Front door and stairs rising to first floor.

LOUNGE

3.78 x 3.71 (12'4" x 12'2")

Window to front, fireplace and electric heater.

DINING ROOM

2.89 x 2.26 (9'5" x 7'4")

With step up to kitchen.

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KITCHEN

3.17 x 2.43 (10'4" x 7'11")
Fitted with a range of units, window and door to rear courtyard.

FIRST FLOOR

Landing with airing cupboard, window to rear and doors to.

BEDROOM ONE

3.78 x 2.98 (12'4" x 9'9")
Window to front, small wardrobe.

BEDROOM 2

2.79 x 2.47 (9'1" x 8'1")
Window to rear.

BATHROOM

2.78 x 1.36 (9'1" x 4'5")
Coloured suite comprising bath, w.c. and wash hand basin. Obscured window to front.

OUTSIDE

To the front of the house there is off road parking for one large car or two small cars. To the rear of the cottage there is an enclosed courtyard with a gate to a rear pedestrian path which provides access to Chapel Street for Abbey Cottage as well as access for neighbouring properties to Chapel Street. The garden is level with an area of lawn and patio as well as a useful summerhouse, green house and garden shed.

SERVICES

Mains water, electricity and drainage.

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.

TENURE

Freehold.

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.

COUNCIL TAX

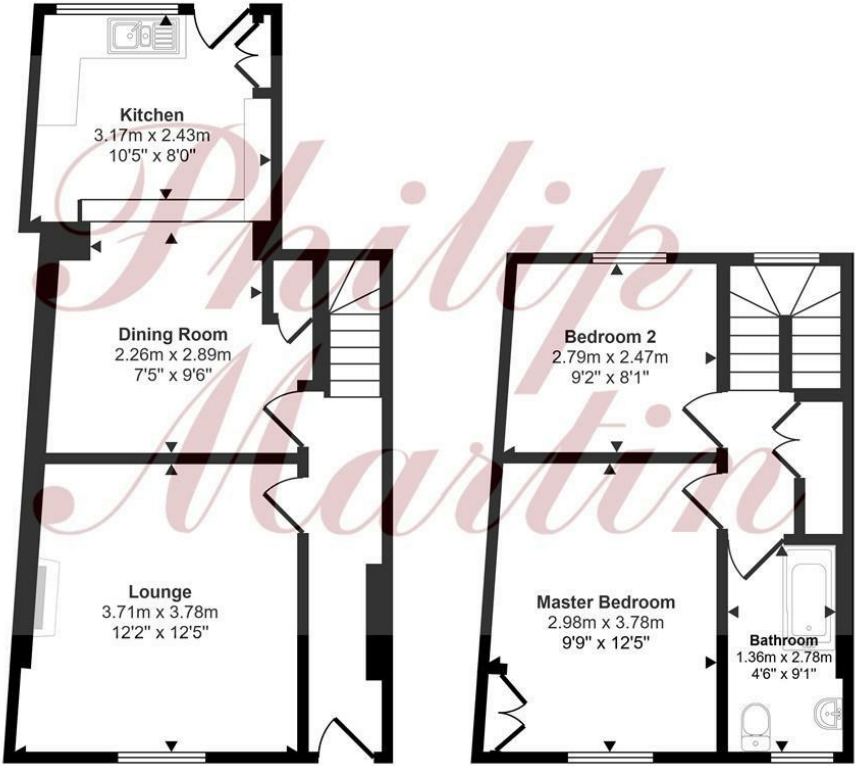
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DIRECTIONS

The property can be found just north of the village square and opposite the comrades social club.



Approx Gross Internal Area
68 sq m / 734 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft

First Floor
Approx 29 sq m / 309 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
21-30	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
21-30	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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