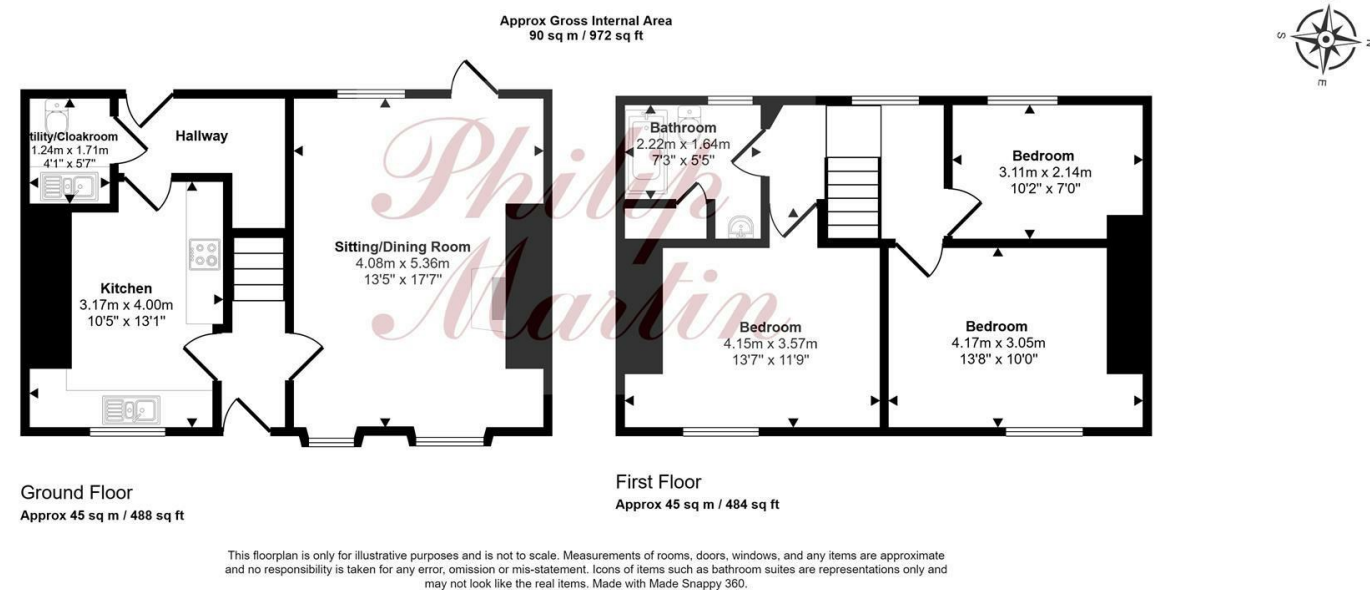


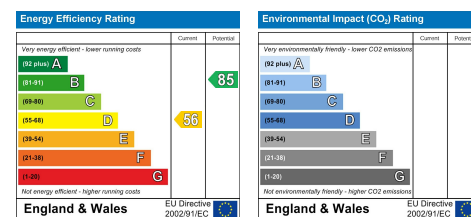
## THE GREEN, PROBUS



### KEY FEATURES

- DETACHED HOUSE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN
- UTILITY & CLOAKROOM
- BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- QUIET NON ESTATE 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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### LELISSICK HOUSE, THE GREEN, PROBUS, TRURO, TR2 4LP DETACHED HOUSE IN POPULAR VILLAGE SOLD WITH NO CHAIN

This three bedroom detached house is situated in a quiet position, in a favourable spot within the popular village of Probus. The dwelling is full of character, yet has been modernised with double glazed sash windows and gas central heating. In all, the accommodation includes; kitchen/dining room, sitting room, utility room/cloakroom, three bedrooms and a bathroom. There is off road parking for two vehicles and an enclosed rear garden. Sold with no chain, an early viewing is recommended.

EPC - D. Freehold. Council Tax - D.

GUIDE PRICE £375,000



## THE PROPERTY

Lelissick House is a three bedroom detached house situated in a quiet location within the popular village of Probus. The property is set away from the main-thoroughfare through the village, yet is within a short walk of the local petrol station and bus stop. In all, the accommodation comprises; entrance hall, sitting room, kitchen and utility/cloakroom to the ground floor with three bedrooms and a bathroom to the first floor. There is off road parking for two vehicles and an enclosed rear garden. Sold with no chain, viewing is highly recommended.

## 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 HALLWAY



## KITCHEN

13'1" x 10'4" (4.00m x 3.17m)  
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer with window to front. Integrated electric oven and hob with extractor fan over. Radiator.

## REAR PORCH

Useful storage space with door to rear garden.

## UTILITY ROOM

5'7" x 4'0" (1.71m x 1.24m)  
Comprising base and eye level units with inset stainless steel sink and drainer. Space and plumbing for washing machine. Low level w.c. Radiator.

## SITTING/DINING ROOM

17'7" x 13'4" (5.36m x 4.08m)  
Dual aspect room with windows to front and rear aspects. Radiator. Wood burning stove. Door accessing back garden.

## FIRST FLOOR

### LANDING

Radiator. Window to rear. Access to loft. Doors into;

### BEDROOM

13'7" x 11'8" (4.15m x 3.57m)  
Window to front. Radiator.

### BEDROOM

13'8" x 10'0" (4.17m x 3.05m)  
Window to front. Radiator.



## BEDROOM

10'2" x 7'0" (3.11m x 2.14m)  
Window to rear. Radiator.

## BATHROOM

7'3" x 5'4" (2.22m x 1.64m)  
Comprising bath with electric shower over, pedestal hand wash basin and low level w.c. Cupboard housing gas boiler. Window to rear aspect.

## OUTSIDE

The rear garden is completely enclosed with timber fencing and is laid to a combination of gravel and a raised level lawn. There is a pedestrian gate opening out to the off road parking at the rear with a gated side access from the front of the property also. Timber storage shed. A shared driveway wraps around to the rear of the property whereby there is parking for two vehicles.

## 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

D.

## TENURE

Freehold.

## DIRECTIONS

Proceed into Probus village from the Truro direction and take the second left hand turning into The Green and first

right. Lelissick House will be found towards the end of the lane on the left hand side.

## 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.