



27a Rosparc, Probus, Truro, TR2 4TJ
£187,500



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Beautifully presented home
- South facing enclosed garden
- Parking for two vehicles
- Popular village location
- Open plan accommodation
- Semi detached
- Video tour available



A superbly presented 1 bedroom semi detached home with open plan accommodation, a south facing level lawned garden and parking for two vehicles - just minutes from the heart of Probus Village.



The Property

Tucked away at the end of a no through road and situated just a few minutes walk from the centre of Probus village and all its amenities is this beautifully presented 1 bedroom Mezzanine style, semi detached home.

Downstairs, the great size and beautifully presented kitchen is open plan to the living room/dining space and has a range of base and eye level gloss units with wooden work surfaces, integral oven and built in fridge/freezer plus plenty of under-counter space for a washing machine and dryer. A large breakfast bar cleverly divides the two spaces and has the same gloss units, large wooden worktop surface as the kitchen and still has under counter space for applicants and cupboards.

The living room, which is well lit due to its large window overlooking the side elevation, is a cozy space, with plenty of room for a large sofa and TV area. Steps from here lead to the first floor where a well presented and naturally light mezzanine bedroom is found. To the rear of the bedroom is a concealed wardrobe space. Adjacent to the bedroom is a beautifully presented 3 piece bathroom with white gloss units, glazed window, glass shower screen with shower over with tiled surround.

Outside, the property owns two parking spaces which are bordered by a wall and fencing. Adjacent to the parking area, our clients have at great expense re landscaped the garden to create a large and level south facing lawned garden which is surrounded by a variety of shrubs and trees.

In short, this property will suit a variety of buyers including first time buyers, investment buyers or those looking for a bolthole in a wonderful village - in a brilliant part of Cornwall.



The Location

Probus has proven a very popular village to live in and justifiably so. This location blends rural living surrounded by beautiful countryside, whilst having great local amenities and being only a 5 mile (10 minute drive) from the city of Truro. There are good transport links with buses heading in and out of the centre of the village on a regular basis. You are well catered for with amenities here with a village hall, farm shop, petrol station, local pub, village store, church, hairdressers, doctors surgery, play park, fish & chip shop and Chinese takeaway. There is a well-regarded primary school in the village and several other good options nearby and secondary schooling is readily available either in Truro or at the Ofsted rated excellent Roseland Academy 2.5 miles away in the village of Tregony. To the South you can be on the stunning Roseland Heritage Coast in around 5 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few. Driving North you can be on the A30 very easily within around 10/15 minutes as well.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Property Information

Tenure: Freehold

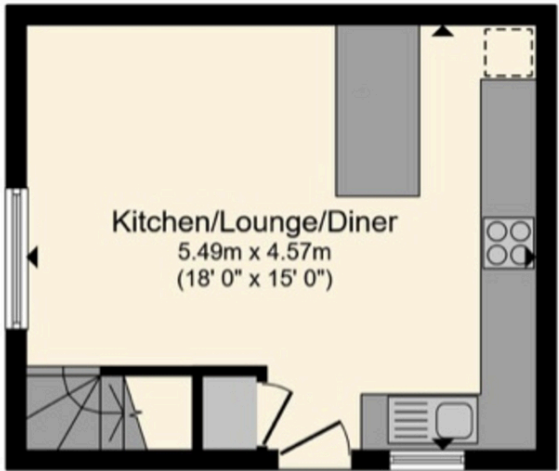
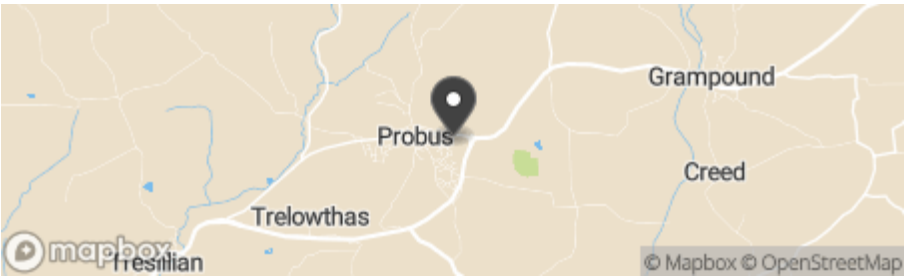
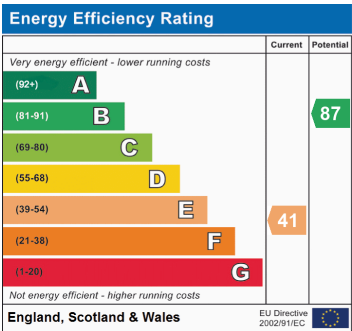
Council Authority: Cornwall Council

Council Tax Band: A

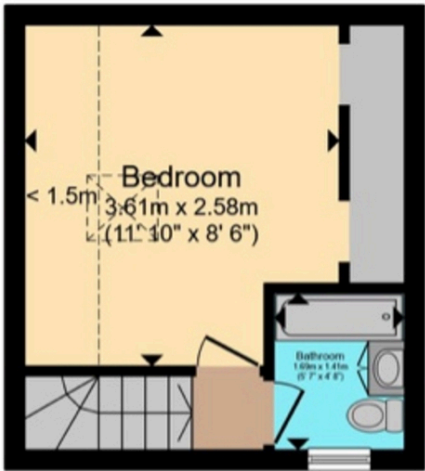
Services: Mains electricity, drainage and water are all connected.

Mobile Signal Externally: EE and 02 Both good outdoor and variable in home.

Broadband: Ultrafast available. Max download: 1800Mbps. Max upload: 1000Mbps.



Ground Floor



First Floor

Total floor area 40.8 sq.m. (440 sq.ft.) approx
Restricted height 2.9 sq.m. (32 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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