



2 ROSVA WENTON

PROBUS, TRURO

TR2 4FP

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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MID TERRACE HOME IDEAL FOR LOCAL FIRST TIME BUYER

A well proportioned two double bedroom home in a highly desirable development in Probus. With enclosed garden, driveway parking for two cars and turnkey interior.

In all the accommodation comprises: entrance hall, cloakroom, sitting room and kitchen/dining room to the ground floor with two double bedrooms and a bathroom to the first floor.

Any prospective buyer must meet eligibility criteria.

EPC - B. Freehold. Council Tax - B.

GUIDE PRICE £182,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

2 Rosva Wenton presents a fantastic opportunity to purchase a modern home on a sought after development. Immaculately presented throughout and comprising: entrance hallway, sitting room, W.C. and kitchen/dining room to the ground floor. There are two double bedrooms and bathroom to the first floor. Built in 2018 by Wainhomes, there is a driveway providing off road parking for two cars as well as a rear garden that benefits from the sunny south facing aspect.

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.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

ELIGIBILITY

* SECTION 106 AFFORDABLE HOME * CONDITIONS APPLY - Price based on 70% of the open market value.

We would be looking to prioritise someone with a need for an Area Local Connection to Probus.

Current residency/permanent employment of 16 + hours per week for 3 + years OR Former residency of 5 + years OR close family member (Mother/Father/Sister/Brother/Son/Daughter)

After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of St Erme, Ladock, Grampound with Creed, Cuby, Tregony, St Michael Penkevil and St Clements.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse should the local connection cascade to Cornwall be triggered.



In addition the applicant will need to:

Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market

Have a maximum household income of £80,000

Have a minimum 10% deposit (or 5% with relevant AIP)

Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)

Have viewed and offered on the property

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

A welcoming entrance hall with stairs rising to the first floor.

LOUNGE

2.77 x 4.27 (9'1" x 14'0")

A well-proportioned reception room with a front-facing window overlooking the communal green. The room includes useful understairs storage.

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KITCHEN/DINING ROOM

3.72 x 2.93 (12'2" x 9'7")

A spacious kitchen and dining area extending across the rear of the property, with direct access to the garden.

The kitchen is fitted with a range of contemporary wall and base units, contrasting work surfaces and tiled splashbacks. There is an inset sink and drainer, an integrated oven with gas hob and extractor above, together with space and plumbing for additional appliances.

The dining area offers ample room for a family-sized table and chairs, while a rear window and glazed door provide natural light and open onto the patio and garden.

CLOAKROOM

W.C. and wash hand basin.

FIRST FLOOR

MASTER BEDROOM

3.71 x 2.61 (12'2" x 8'6")

A generous double bedroom.

BEDROOM 2

2.74 x 2.62 (8'11" x 8'7")

A further well-proportioned double bedroom overlooking the front.

BATHROOM

1.8 x 1.77 (5'10" x 5'9")

Fitted with a white suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin and low-level W.C. Finished with part-tiled walls.

OUTSIDE

The property is approached via a paved pathway leading to the front entrance, with a low-maintenance lawned front garden. A private driveway provides off-road parking for two vehicles and offers pedestrian access to the rear garden.

The enclosed rear garden is level and predominantly laid to lawn, with a paved patio providing an ideal space for outdoor dining and entertaining. A useful timber shed is positioned at the far end of the garden.

SERVICES

Mains water, drainage, gas and electricity.

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.

COUNCIL TAX

Band B.

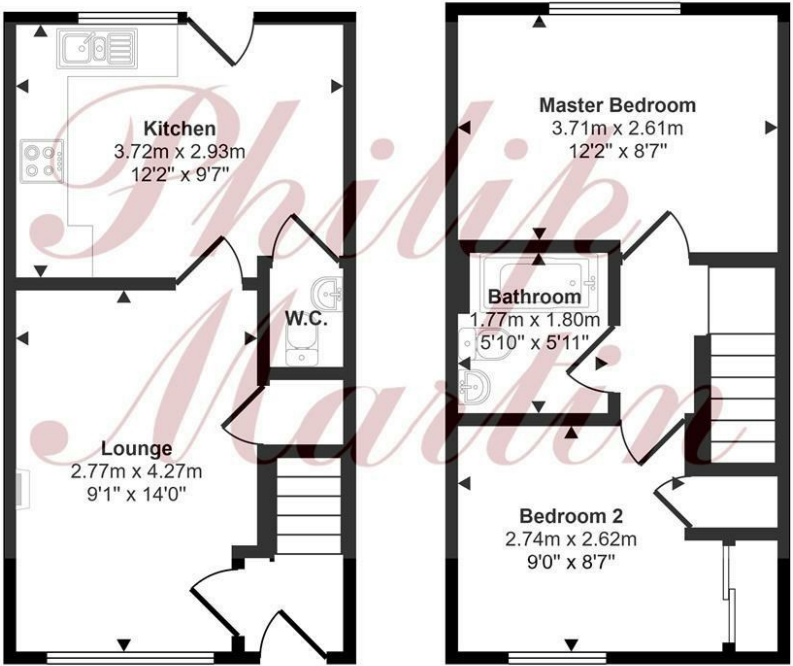
TENURE

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.

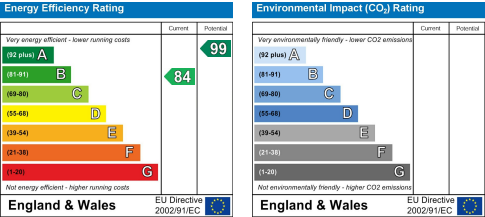
Approx Gross Internal Area
55 sq m / 594 sq ft



Ground Floor
Approx 27 sq m / 296 sq ft

First Floor
Approx 28 sq m / 298 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.







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