

5 Lewman Close, Probus, Truro, TR2 4LN

£250,000

JAMES CANE

THE TRURO ESTATE AGENT

Key Features

- Available for sale for the first time in over 50 years.
- No onward chain
- Opportunity to add value
- Driveway parking, garage
- Front and rear garden
- 3 bedrooms, family bathroom
- Sitting room, Kitchen
- Distant countryside views
- Video tour available







Available for sale for the first time in over 50 years and with the benefit of no onward chain - A semi detached 3 bedroom bungalow in need of modernisation with driveway parking and a detached garage.









The Property

In the same family for over 50 years and available for sale with no onward chain - A 3 bedroom semi detached bungalow in need of complete modernisation.

Countryside views, driveway parking, front and rear gardens - situated in a tucked away and near the end of a no through road location - what's not to love!

The accommodation comprises of a small entrance porch, which opens into a hallway that connects to all rooms of the property creating a really lovely flow. The sitting room is a lovely and light space, with distant countryside views and a feature fireplace.
The kitchen is situated to the rear of the property and over looks the rear garden with a door leading to the garage and side patio.

Bedroom 1 overlooks the rear garden/courtyard and has the benefit of integral wardrobe space. Bedroom 2 and 3 are good size rooms and of a similar size and both have a large window allowing in plenty of light.
The family bathroom is a well appointed 3 piece suite with a pedestal wash hand basin, WC and pine panelled bath with shower over.

To the front of the property an area of lawn, bordered by an array of shrubs and plants. A driveway which provides access to the garage/store room and has plenty of space for two cars. The rear garden which can be accessed via the kitchen or gate just off the driveway, is split into 3 main areas. Just off the kitchen, a patio area perfect for potted plants and a small pond. To the other side, a courtyard area, perfect for a Wendy house or green house and to the rear a lovely seating area boarded by a wall, high hedging and trees.

A truly fantastic opportunity for any buyer to create something special in a well sought after and convenient location. A viewing is whole heartedly recommended.






Bedroom 2


Bedroom 3







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.



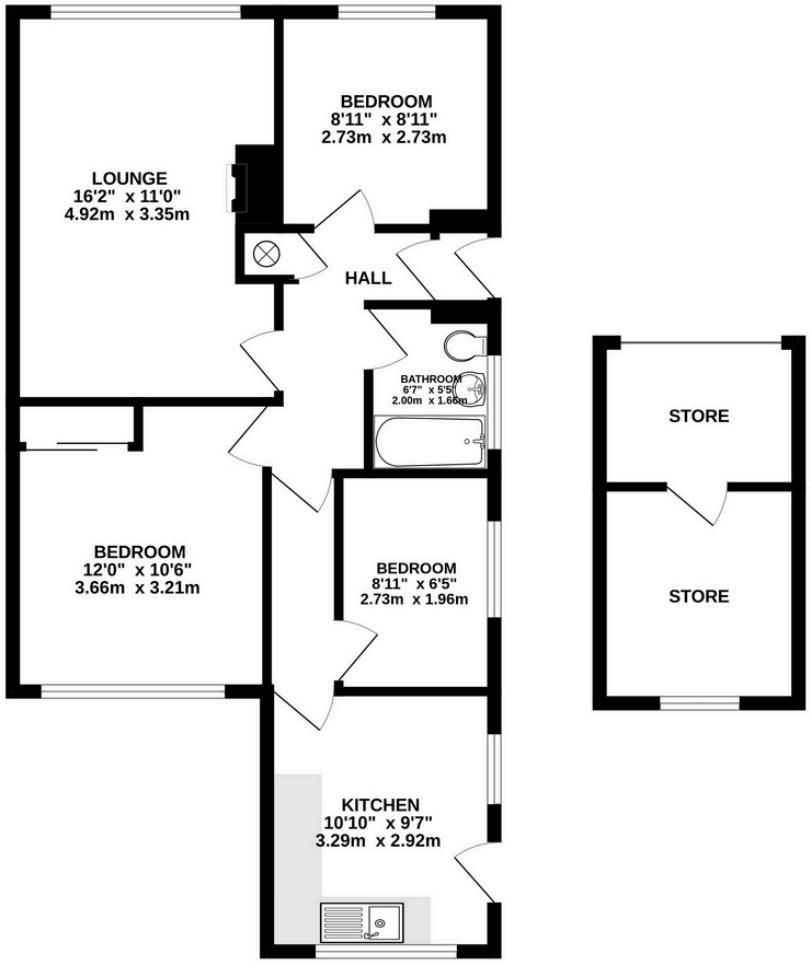






Floorplan

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

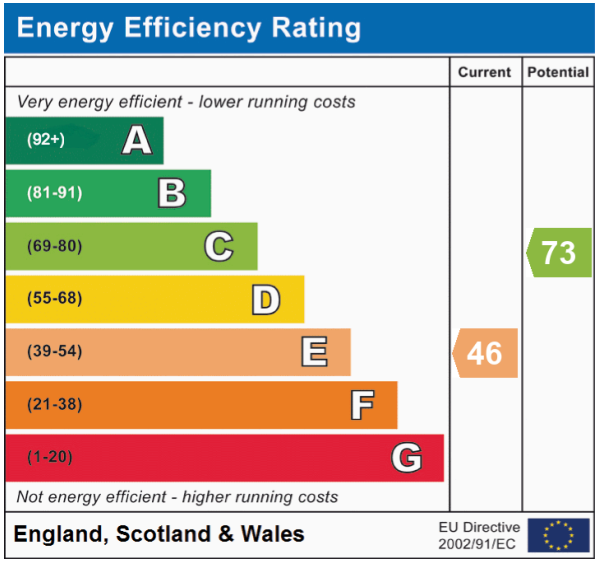
Council Authority: Cornwall Council

Council Tax Band: C

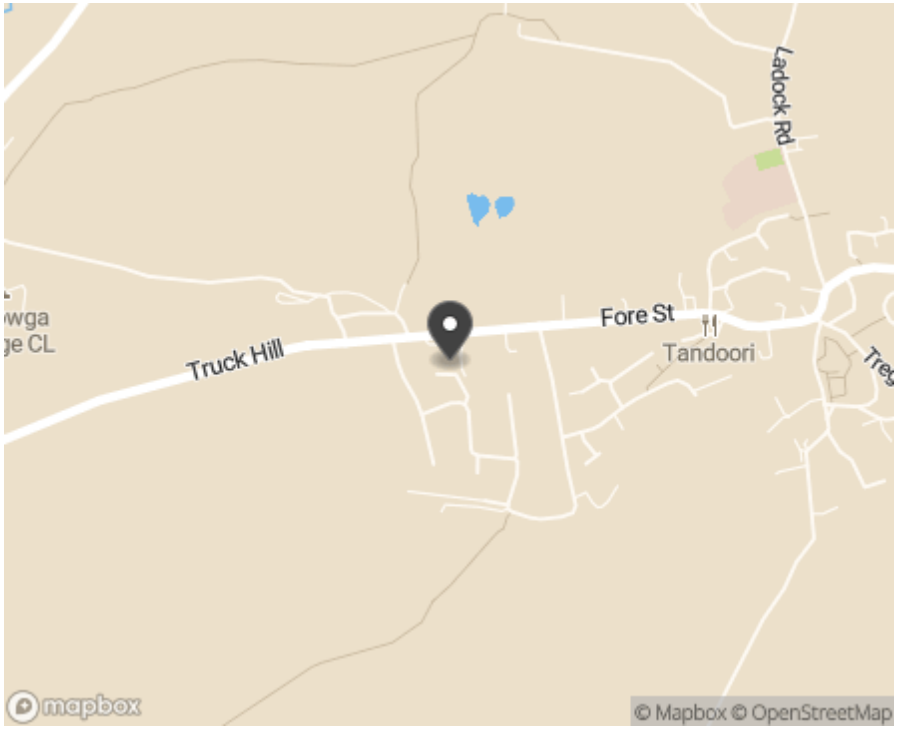
Services: Mains water, drainage and electric are all connected.

Mobile Signal Externally: 02 & Three good outdoor and variable in home.

Broadband: Superfast available. 66Mpbs Max download. 16 Mpbs Max upload.







Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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