ASHLEIGH WAY, PROBUS



Ground Floor
Approx Area 30 sq metres/325 sq ft

First Floor
Approx Area 28 sq metres/304 sq ft



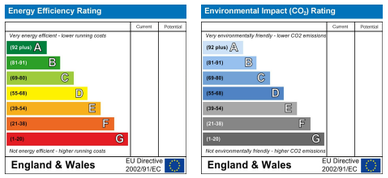




Key Features

- SEMI-DETACHED
- TWO DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- SITTING ROOM
- SHOWER ROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- POTENTIAL FOR EXTENSION/GARAGE
- POPULAR VILLAGE LOCATION
- NO CHAIN

Energy performance rating



Contact us

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12 ASHLEIGH WAY, PROBUS, TRURO, TR2 4TL

MODERN TWO BEDROOM SEMI-DETACHED HOUSE SOLD WITH NO CHAIN

This two bedroom semi detached house is situated in a sought after residential location within the popular village of Probus. The dwelling offers great potential to be extended, or for a garage to be erected subject to the necessary planning consent. Immaculately presented, in all, the accommodation includes; entrance porch, sitting room, kitchen/dining room, two double bedrooms and a shower room. There is a driveway providing ample off-road parking and an enclosed rear garden. Sold with no chain, viewing is highly recommended.

EPC - TBC. Freehold. Council Tax - B.

Guide Price £249,500

THE PROPERTY

12 Ashleigh Way is a two bedroom semi-detached house situated in a quiet cul-de-sac setting within the popular village of Probus. Well presented throughout, in all, the accommodation comprises; entrance porch, sitting room and kitchen to the ground floor with two double bedrooms and a shower room to the first floor. There is a driveway to the front providing off road parking with a completely enclosed rear garden laid to patio and chippings for low maintenance. The back garden enjoys a sunny aspect throughout the day and there is a timber storage shed to the side whereby there is potential to extend or erect a garage subject to the necessary planning consent.

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 takeaway 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

FRONT PORCH

Windows to the front and side elevation. Obscured double glazed door opening to:-

SITTING ROOM

16'0" x 12'0" (4.88m x 3.66m)
Window to front elevation overlooking the front garden. Gas fireplace. Night storage heater. Stairs to first floor and door into;

KITCHEN/DINING ROOM

12'0" x 9'1" (3.66m x 2.79m)
A modern kitchen suite with window to rear elevation overlooking the rear garden and door providing access to rear garden. Fitted with a range of base and eye level units with worktop over and tiled splashbacks. Inset stainless steel sink and drainer unit, space for cooker with extractor fan over, fridge/freezer and plumbing for a washing machine. Ample space for dining table. Night storage heater.

FIRST FLOOR

LANDING

Window to side elevation. Night storage heater, access to loft and doors into;

BEDROOM

3.66 x 2.31
Window to front elevation.

BEDROOM

12'0" x 9'1" (3.66m x 2.79m)
Two windows to the rear elevation.

SHOWER ROOM

Comprising double walk in shower, hand wash basin and low level w.c. Cupboard housing hot water cylinder. Extractor fan.













OUTSIDE

To the front of the property there is a driveway and gravelled area allowing parking for numerous vehicles. From the driveway timber gates open to a side garden where there is a large timber storage shed however offers a fantastic space to extend or erect a garage subject to related planning consent. The rear garden is completely enclosed with timber fencing and therefore perfect for children and pets whilst also being laid to gravel which is therefore low maintenance.

SERVICES

Mains water, electric and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

From Truro proceed in an easterly direction on the A39 and after the village of Tresillian turn left sign posted to Probus. Proceed through the village and at the top of the village turn right of the mini roundabout and follow Carne View Road around to the left hand side and Ashleigh Way is the second turning on the left and no. 12 will be located after a short distance on the right hand side where a Philip Martin board has been erected.

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

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