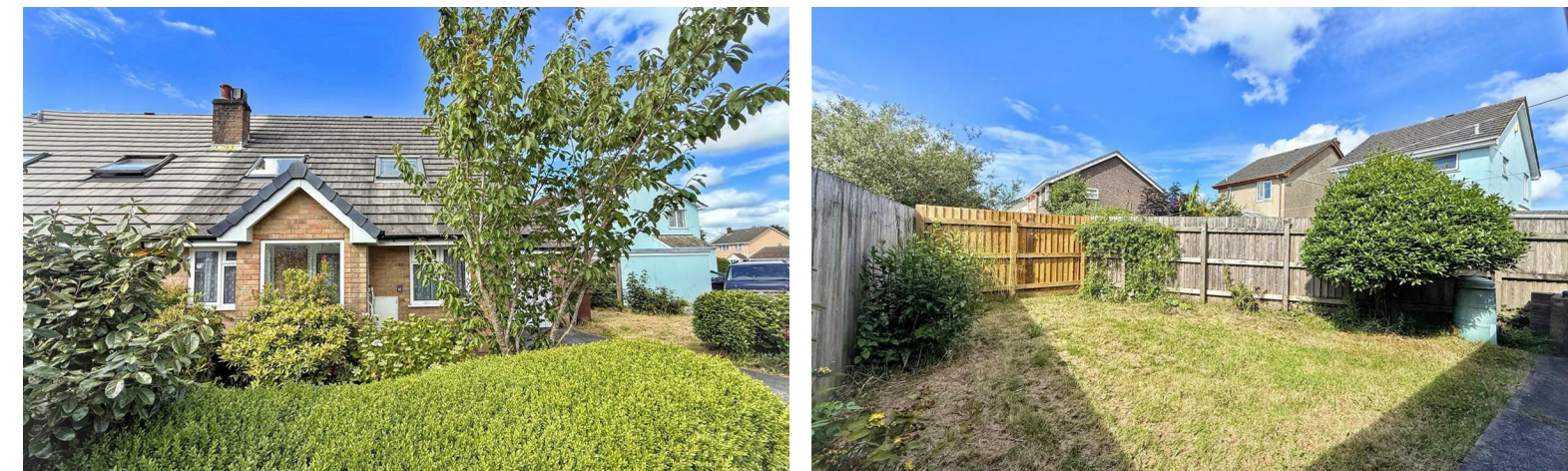
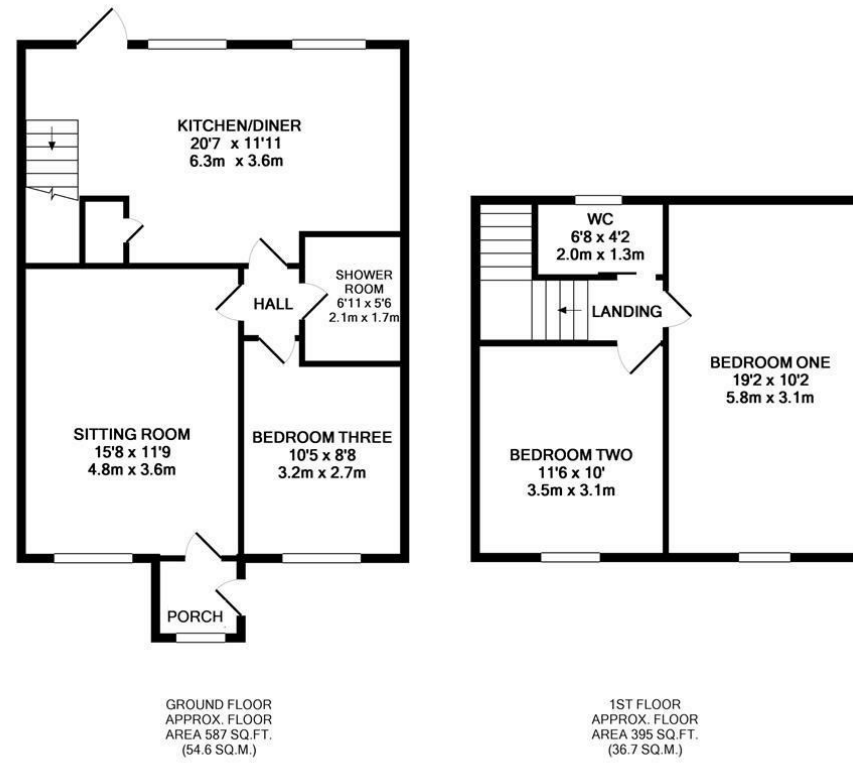


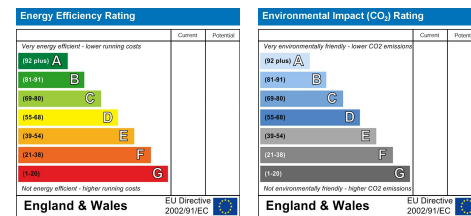
CHURCH VIEW ROAD, PROBUS



KEY FEATURES

- SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- SHOWER ROOM & W.C.
- DRIVEWAY PARKING & GARAGE
- ENCLOSED REAR GARDEN
- POPULAR VILLAGE LOCATION
- IN NEED OF MODERNISATION
- NO CHAIN

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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2 CHURCH VIEW ROAD, PROBUS, TRURO, TR2 4JH  
THREE BEDROOM SEMI-DETACHED HOUSE SOLD WITH NO CHAIN

This three bedroom property is situated in a popular residential location within Probus. In need of modernisation but offering great potential with spacious rooms. The property benefits from off road parking, a single garage and an enclosed rear garden whilst the accommodation includes; entrance porch, sitting room, kitchen/dining room, three bedrooms, bathroom and a separate w.c. Sold with no chain, viewing is highly recommended.

EPC - D. Freehold. Council Tax - C.

GUIDE PRICE £275,000

## THE PROPERTY

2 Church View Road is a semi detached property situated in the desirable village of Probus; just a short, level walk to the bus stop and within easy reach of the village amenities and doctors surgery. The property has been within the same ownership for many years and has been a much loved home, however now requires modernisation throughout. The accommodation includes; front porch, sitting room, kitchen/dining room, bedroom and a shower room to the ground floor with two bedrooms and a w.c. to the first floor. There is a driveway providing off road parking, a single garage and an enclosed rear garden laid to lawn. 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 PORCH



### SITTING ROOM

15'8" x 11'9" (4.8m x 3.6m)  
Window to front. Electric heater. Fireplace.

### BEDROOM

10'5" x 8'10" (3.2m x 2.7m)  
Window to front. Electric heater.

### SHOWER ROOM

6'10" x 5'6" (2.1m x 1.7m)  
Comprising double walk in shower, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

### KITCHEN/DINING ROOM

20'8" x 11'9" (6.3m x 3.6m)  
A light and spacious room with two windows and door opening to the rear garden. Stairs rising to first floor and storage beneath. Fitted kitchen with space and plumbing for washing machine and space for fridge freezer. Cooker and hob, worktop with sink and drainer inset. Radiator.

## FIRST FLOOR

### LANDING

### BEDROOM

19'0" x 10'2" (5.8m x 3.1m)  
Velux window. Electric heater.

### BEDROOM

11'5" x 10'2" (3.5m x 3.1m)  
Velux window. Electric heater.



### W.C.

6'6" x 4'3" (2.0m x 1.3m)  
W.C. and wash hand basin. Velux window.

### GARAGE

Electric roller door. Rear door into garden.

### OUTSIDE

There is a small front garden laid to lawn with a driveway providing off road parking in front of the garage. The property does benefit from an additional section of ground to the front which could be utilised to provide further parking. There is a level rear garden, that is completely enclosed and laid to lawn with a pedestrian door into the garage.

### SERVICES

Mains water, electric and drainage.

### TENURE

Freehold.

### COUNCIL TAX

C.

### DIRECTIONS

Proceeding into the village of Probus from the Trewithen roundabout take the first exit at the mini roundabout into Carne View Road and then immediately right into Church View Road. No. 2 can be found on the left hand side where a Philip Martin for sale 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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