2 Rew Helygen

Probus

TR2 4FJ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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Truro
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SPACIOUS DETACHED MODERN HOUSE SITUATED IN DESIRABLE LOCATION

This modern four bedroom detached house is situated within a popular residential area of the highly desirable village of Probus.

Offering well proportioned and versatile family accommodation which includes; entrance hall, sitting room, kitchen/dining room, utility room, cloakroom, four bedrooms (master en-suite) and a family bathroom. Externally, the property benefits from an enclosed garden, driveway providing off-road parking and a double garage.

The property is ideally placed for access to the excellent range of amenities Probus has to offer, whilst enjoying pleasant countryside views.

Viewing is highly recommended.

EPC - B. Freehold. Council Tax - E.

Offers In Excess Of £450,000

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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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 Rew Helygen is a spacious four bedroom detached modern house situated within the popular village of Probus. The property is within a short walk of the village centre and the wide range of amenities on offer, including doctors surgery, primary school and a variety of shops. The property occupies a fantastic plot, away from the main thoroughfare of the housing estate and enjoys wonderful views of the countryside to the front. Well presented throughout and offering light and spacious accommodation; the dwelling comprises; entrance hall, cloakroom, sitting room, kitchen/dining room and utility room to the ground floor with four bedrooms (master en-suite) and a bathroom to the first floor. There is off road parking, a double garage and an enclosed garden to the side which is very private and laid to both a raised patio and lower lawn.

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 HALLWAY

With stairs rising to first floor and doors into;

W.C.

Low level w.c. and pedestal hand wash basin. Obscured window to front.

SITTING ROOM

6.15m x 3.47m (20'2" x 11'4")

Dual aspect sitting room with two windows to side and window to front. Two radiators.

KITCHEN/DINING ROOM

6.07m x 3.85m (19'10" x 12'7")

Dual aspect social, kitchen/dining room with double doors and window to side out to garden and window to front. Fitted with a range of base and eye level units with worktops over and upstands. Inset sink and drainer with integrated appliances including fridge/freezer, dishwasher, electric oven with gas hob and extractor fan over. Ample space for dining table. Radiator. Door into under-stairs storage cupboard.

UTILITY ROOM

2.47m x 1.74 (8'1" x 5'8")

With door to rear leading to parking and garaging. Fitted base and eye level units with inset sink and drainer. Space and plumbing for washing machine and tumble dryer. Cupboard housing gas boiler.

FIRST FLOOR

LANDING

With access to loft and doors into;

BEDROOM
3.86m x 3.37m (12'7" x 11'0")
Dual aspect master bedroom with window to side and front which enjoys wonderful views over the countryside and beyond. Fitted wardrobes. Radiator. Door into airing cupboard with hot water cylinder and door into;

EN-SUITE
2.22m x 1.63m (7'3" x 5'4")
Comprising double walk in shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to front. Heated towel rail and extractor fan.

BEDROOM
3.39m x 2.88m (11'1" x 9'5")
Dual aspect room with windows to side and front, again enjoying views over the countryside. Fitted wardrobes. Radiator.

BEDROOM
2.85m x 2.64m (9'4" x 8'7")

BEDROOM
2.62m x 2.47m (8'7" x 8'1")
Window to side. Radiator.

BATHROOM
2.94m x 1.63m (9'7" x 5'4")
Comprising bath, separate shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to rear. Extractor fan and heated towel rail.

STORAGE CUPBOARD
Shelved and useful space for towels and linen.

OUTSIDE
Externally, there is off road parking for numerous vehicles leading to the double garage. There is a side pedestrian gate leading into the garden which is enclosed and therefore perfect for children and pets. It is laid to a combination of patio, steps down to lawn with a pergola for outdoor dining.

GARAGE
5.30m x 4.76m (17'4" x 15'7")
Two metal up and over doors with a pedestrian door directly from the garage. Light and power connected.

SERVICES
Mains water, electric, drainage and gas.

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

COUNCIL TAX
E

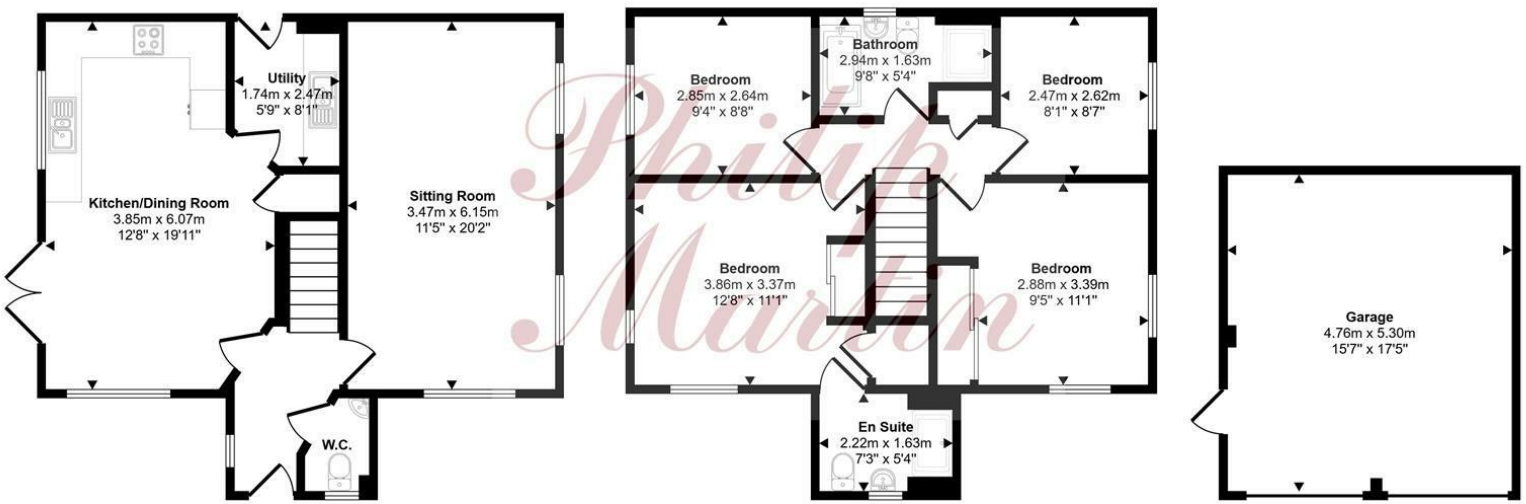
TENURE
Freehold.

DIRECTIONS
The property is located on the modern development just off Tregony Road at the top of the village 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
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
138 sq m / 1490 sq ft

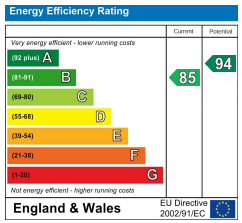


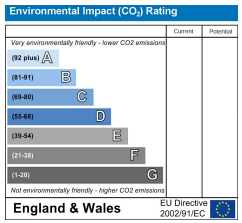
Ground Floor
Approx 56 sq m / 605 sq ft

First Floor
Approx 57 sq m / 614 sq ft

Garage
Approx 25 sq m / 271 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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