



7 KEW WAV

PROBUS
TR2 4FN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



7 KEW WAV

PROBUS
TR2 4FN

MODERN DETACHED BUNGALOW SITUATED IN
DESIRABLE VILLAGE

This detached two bedroom bungalow is situated in a convenient residential location within the popular village of Probus; just a short walk to the village centre and amenities on offer. The dwelling is beautifully presented, has been extended and occupies a level plot with a sunny garden.

The accommodation includes; entrance hall, two double bedrooms, bathroom, kitchen/dining room, sitting room and conservatory. There is off road parking for numerous vehicles, a single garage, a large workshop and a private enclosed rear garden.

Viewing is highly recommended.

EPC - B. Freehold. Council Tax - C.

GUIDE PRICE £365,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

This modern two bedroom detached bungalow is situated within a popular residential area of the highly desirable village of Probus. Offering well proportioned accommodation, the property combines modern living with excellent outside space and is particularly well suited to those seeking convenient bungalow living. The accommodation comprises; entrance hall, sitting room, kitchen/dining room, two double bedrooms and bathroom. The property benefits from level, private gardens, providing a pleasant and manageable outside space, together with a driveway offering parking for up to five vehicles. There is also a garage and separate workshop, providing excellent additional storage and useful space for hobbies or practical use. An appealing proposition for those seeking a modern detached bungalow within a well regarded village.

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

Doors into;



KITCHEN/DINING ROOM

4.55m x 2.6m (14'11" x 8'6")

Dual aspect room with windows to front and side. Fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer with integrated electric oven and hob with extractor fan over. Space and plumbing for both washing machine, dishwasher and fridge/freezer. Cupboard housing gas boiler. Space for dining table. Radiator.

SITTING ROOM

5.68m x 2.99m (18'7" x 9'9")

Spacious room with feature electric fireplace. Radiator. Bi folding doors into;

CONSERVATORY

3.12m x 2.84m (10'2" x 9'3")

A fantastic modern addition to the property that provides a light and airy sitting area overlooking the garden.

Philip Martin



BEDROOM

4.08m x 2.64m (13'4" x 6'6".209'11")

Window to side. Radiator.

BEDROOM

2.80m x 1.96m (9'2" x 6'5")

Window to side. Radiator.

BATHROOM

1.95m x 1.66m (6'4" x 5'5")

Comprising bath with shower over, vanity hand wash basin and low level w.c. Obscured window to front, heated towel rail and extractor fan.

STORAGE CUPBOARD

Useful storage space.

OUTSIDE

To the front of the property is a driveway providing off road parking for three vehicles, as well as a brick paved area that provides two further off road parking spaces. There is a side gate providing access directly into the level, enclosed rear garden that is perfect for children and pets. The rear garden is south east facing, enjoys complete privacy and is laid to a combination of patio, and lawn with with a pleasant decked seating area.

GARAGE

5.60m x 2.88m (18'4" x 9'5")

Metal up and over door with pedestrian access from garden. Light and power connected.

WORKSHOP

4.83m x 2.21m (15'10" x 7'3")

A really useful space that could be utilised as a workshop with light and power connected; however could be an additional storage space or turned into a summer house.

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

C.

TENURE

Freehold.

DIRECTIONS

The property is located on the modern development just off Tregony Road at the top of the village. Turn into Rosva Wenton and take the second right hand turning into Kew Wav and no.7 can be found on the left hand side.

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.

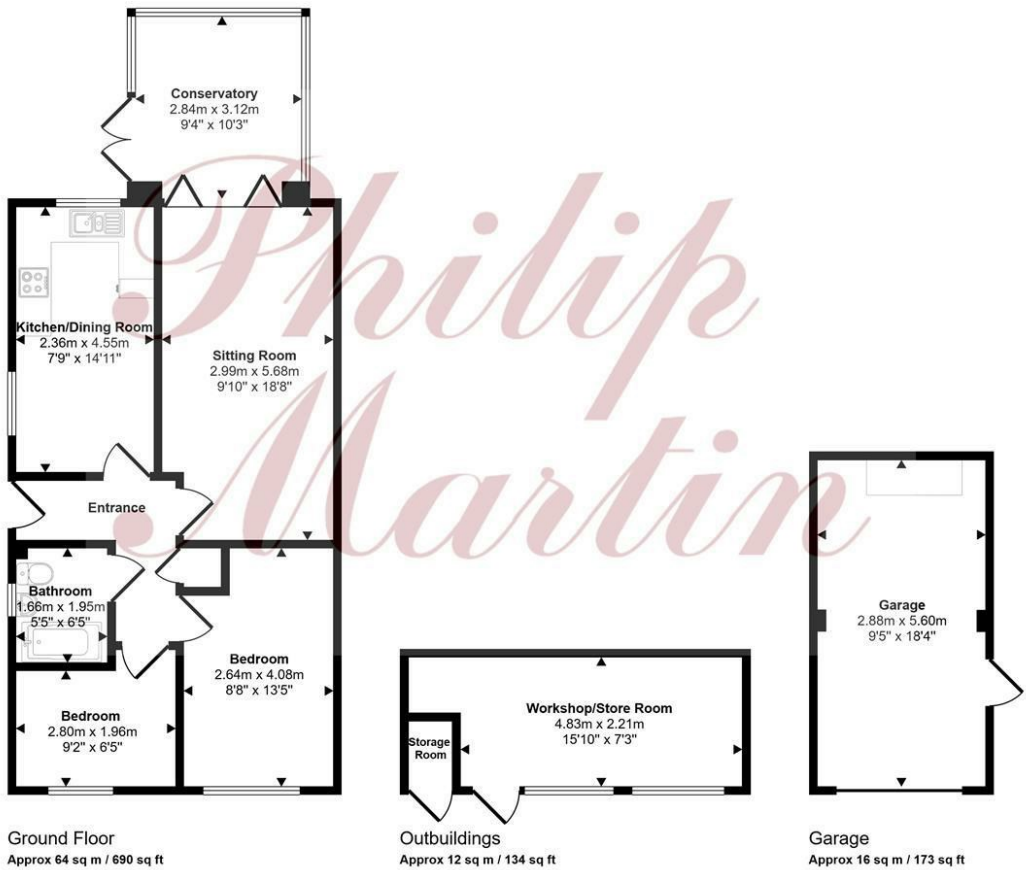
DATA PROTECTION

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.



Philip Martin

Approx Gross Internal Area
93 sq m / 998 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
92-91	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin