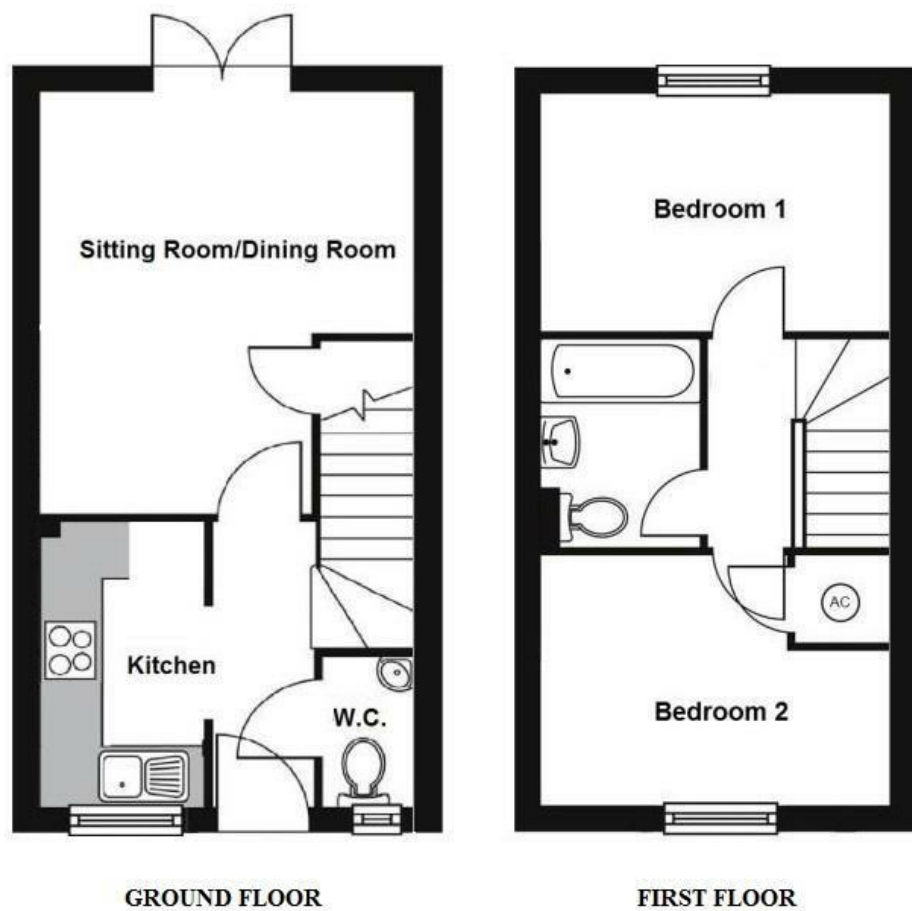


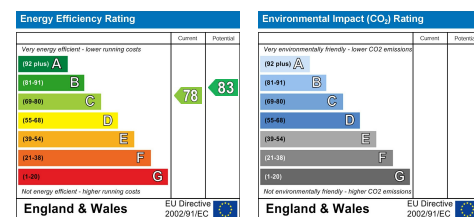
PROBUS



KEY FEATURES

- Mid Terrace
- Two Bedrooms
- Lounge/Dining Room
- Bathroom and Cloakroom
- Popular Location
- Rear Enclosed Garden
- Allocated Parking
- Kitchen
- Investment or First Time Purchase
- No Chain

ENERGY PERFORMANCE RATING



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

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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4 ST. AUSTELL ROAD, PROBUS, TRURO, TR2 4LF

TWO BEDROOM MID TERRACE HOUSE WITH GARDEN AND PARKING

Located in the highly desirable and popular location of Probus and within walking distance of the amenities on offer as well as the primary school. Entrance hall, cloakroom, kitchen, lounge/dining room, two bedrooms and bathroom.

Enclosed rear garden and an allocated off road parking space.

The property is a perfect for a first time buyer or investment.

Freehold. Council Tax Band B. EPC - C.

NO CHAIN

GUIDE PRICE £215,000

## THE PROPERTY

4 St Austell Road is a middle terraced house situated in the popular village location of Probus. The location is very convenient just a short walk to the centre of the village and within easy reach of the village amenities. The accommodation includes two bedrooms and a bathroom to the first floor with kitchen, sitting/dining room and cloakroom downstairs. The rear garden has been laid to lawn and is completely enclosed and therefore perfect for children and pets. There is a rear access gate leading to the allocated parking space for one car.

The property also benefits from double glazed windows and mains gas fired central heating. This offers an excellent opportunity for a first time buyer, buy-to-let investor or potential buyer looking to downsize into a smaller more manageable home. The house is sold with no chain.

## 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

### ENTRANCE HALL

Radiator. Stairs leading to first floor.

### CLOAKROOM

A white suite comprising low level w.c and corner wash hand basin, radiator and obscured window to front.

### KITCHEN

10'0" x 5'4" (3.05m x 1.65m)

Fitted kitchen with a range of base and eye level units with worktop over and inset stainless steel sink and drainer with window to front aspect. Space and plumbing for washing machine and dishwasher. Integrated oven with four ring gas hob and extractor hood over. Space for fridge/freezer.

### LOUNGE/ DINING ROOM

14'11" x 12'2" (4.57m x 3.73m)

French doors opening into the rear garden, two radiators and under stairs storage cupboard.

## FIRST FLOOR

### LANDING

With access to loft, radiator and doors to:-

### BEDROOM ONE

12'2" x 8'7" (3.73m x 2.64m)

Windows overlooking rear garden. Radiator.



### BEDROOM TWO

12'2" x 8'7" (3.73m x 2.64m)

Window to front, radiator. Cupboard housing gas fired central heating boiler.

### BATHROOM

7'1" x 5'6" (2.18m x 1.70m)

White suite comprising low level w.c., pedestal wash hand basin, panelled bath with shower over and partially tiled walls. Extractor fan and radiator.

## OUTSIDE

The property is approached from St. Austell road where a small area at the front with shrubs provides access to the front door. To the rear, the garden completely enclosed and is laid to lawn enclosed within a timber fence. There is gated access to the rear where there is an allocated parking space for one car in the parking area.

## SERVICES

Mains electric, water, drainage and gas.

## N.B

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

## MAINTENANCE FEE

Please note, there is a maintenance fee that is paid annually which accounted to £247 payable in 2026. This covers the general upkeep and maintenance of the estate including the roadways and the communal areas to ensure the development is well maintained.

## DIRECTIONS

From Truro proceeding in an easterly direction on the

A390 through the village of Tresillian take the left turning by the Mercedes garage signposted to Probus. Proceed up through the village through the square and the property 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

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.

