Trevilla

Chapel Street
Probus
Truro TR2 4LD

Philip Martin
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Love LAUGHTER
and cup of
STRONG
COFFEE
CAFFEINE IS NON-NEGOTIABLE

Trevilla

Chapel Street
Probus, Truro TR2 4LD

PERIOD SEMI DETACHED COTTAGE WITH PARKING IN SOUGHT AFTER VILLAGE

Located in the heart of the village within a short walk of excellent village facilities and bus stop.

Very well presented and full of character features including exposed beams and open fireplace with modern additions including mains gas central heating, double glazing and quality kitchen and shower room.

Three bedrooms, kitchen/dining room, sitting room and shower room.

Small enclosed south facing garden. Off road parking for one car.

Freehold. EPC - D. Council Tax Band B.

Guide Price £299,950

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9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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GENERAL COMMENTS

Trevilla is a delightful period cottage located close to the centre of Probus which is one of the most sought after villages in mid Cornwall. The cottage retains many wonderful period features including exposed beams, canopied ceilings and feature fireplace in the sitting room. The property is approached from Chapel Street over a brick driveway that provides parking. The cottage enjoys a sunny, south facing aspect and the garden enjoys privacy and sun all day. Internally the cottage is very well presented and has been improved greatly in recent years with newly fitted kitchen and shower room. The accommodation includes three bedrooms and shower room on the first floor with sitting room and kitchen/dining room downstairs. The property has double glazed windows and mains gas central heating. An internal viewing is essential.

LOCATION

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):

ENTRANCE HALL

Tiled floor, double glazed window overlooking the front garden, radiator, open beams and stairs rising to first floor.

KITCHEN/DINING ROOM

4.62m x 3.63m (15'1" x 11'10")

Excellent range of base and eye level maple effect cupboards. Granite worktops, Belfast style sink with mixer tap. Rangemaster range cooker with three ovens and gas hob with extractor hood over, Samsung fridge and freezer . Windows to front and rear, tiled floor. Exposed beams. Deep store cupboard with space and plumbing for washing machine.

SITTING ROOM

5.16m x 3.55m (16'11" x 11'7")

A well proportioned triple aspect room that is full of character with windows to front, rear and side. Feature

open fireplace with slate hearth and surround (currently not used and capped), radiator, television point. Exposed beams.

LANDING

Doors to all first floor rooms. Window to rear.

BEDROOM ONE

3.66m x 3.18m (12'0" x 10'5")
Window to front with views along Chapel Street. Canopied ceiling. Double wardrobe fitted to side of chimney recess. Radiator.

BEDROOM TWO

3.74m x 2.71m (12'3" x 8'10")
Window to front with window seat enjoying views of Probus church. Canopied ceiling, radiator. Deep cupboard housing Worcester mains gas combination boiler with shelves.

SHOWER ROOM

2.61m x 1.97m (8'6" x 6'5")
A modern white suite with double shower and fully tiled surround, low level w.c and vanity sink unit. Frosted window to front. Heated towel rail. Extractor fan.

BEDROOM THREE

2.61m x 1.92m (8'6" x 6'3")
Window to front, radiator, canopied ceilings and loft hatch.

OUTSIDE

Trevilla is approached via a brick paved driveway which provides parking for one car and access to the front garden and the front door. The front garden is secure and enclosed with a timber fence and incorporates a number of flower beds, sitting out area, garden shed and access to the front door.

SERVICES

Mains water, electricity, gas and drainage are connected.

N.B

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

VIEWING

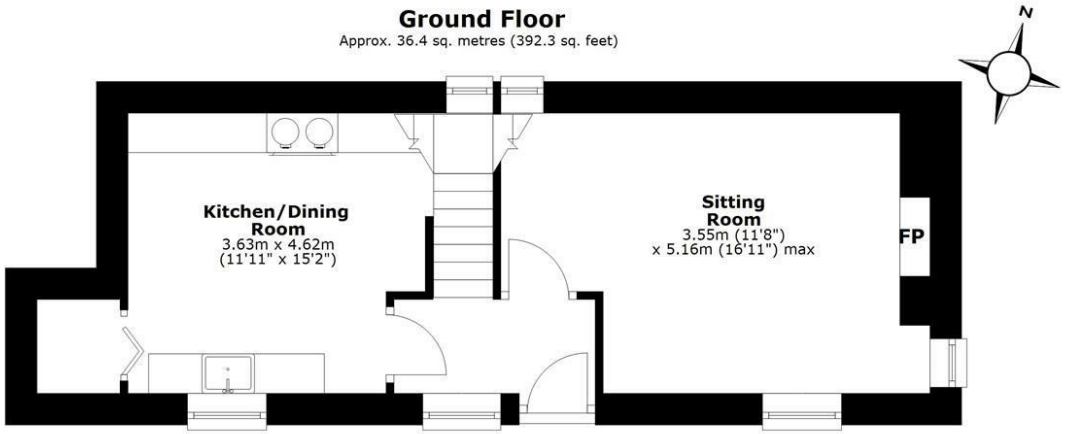
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From Truro proceed in an easterly direction along the A390 bypass and at the Trewithen roundabout turn left into the village. Pass over the mini-roundabouts and look out for the right-hand turning sign posted Chapel Street just before the fish and chip shop. The property can be found after a short distance on the left-hand side where a Philip Martin board has been erected.

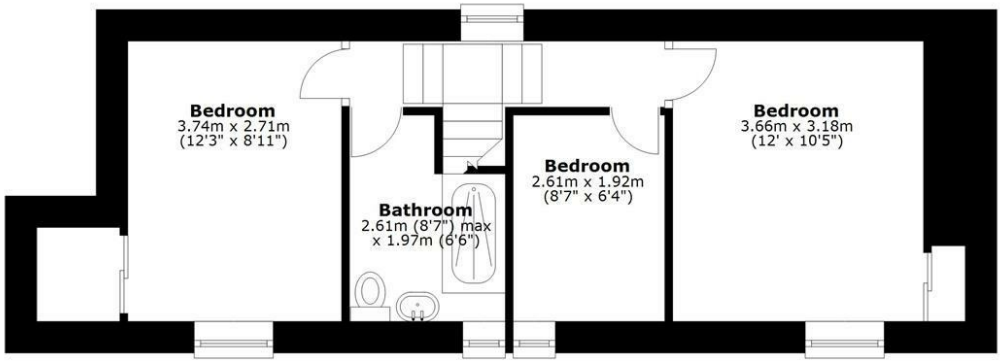
Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



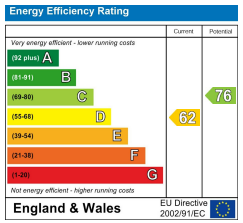
First Floor

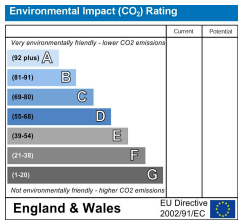
Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 75.5 sq. metres (812.2 sq. feet)

Trevilla, Chapel Street, Probus





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