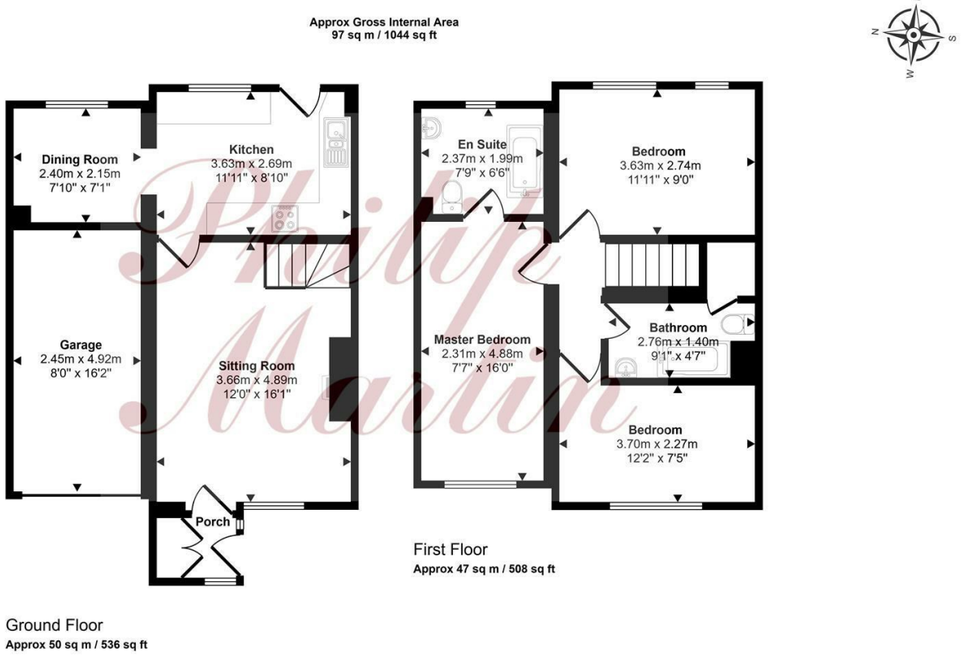
CARNE VIEW ROAD, PROBUS



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.



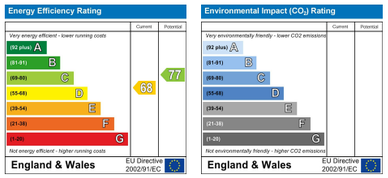




Key Features

- EXTENDED SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- GARAGE & DIRVEWAY PARKING
- ENCLOSED REAR GARDEN
- GAS C.H & DOUBLE GLAZED
- POPULAR VILLAGE LOCATION
- VIEWING ESSENTIAL

Energy performance rating



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19 CARNE VIEW ROAD, PROBUS, TRURO, TR2 4HZ

SPACIOUS, EXTENDED PROPERTY SITUATED IN POPULAR VILLAGE LOCATION

This three double bedroom property is located within the popular village of Probus; just a short distance from the wide range of amenities on offer. The property is well presented and much larger than first apparent, and in all, the accommodation includes; sitting room, dining room, kitchen, three double bedrooms (master en-suite) and a bathroom. There is a driveway providing off road parking, a single garage and an enclosed rear garden.
EPC - D. Freehold. Council Tax - C.

Guide Price £299,950

THE PROPERTY

19 Carne View Road is a three bedroom semi-detached house situated in the highly popular and convenient village of Probus. The property is within walking distance of all the amenities on offer within the village, including the local shop, petrol station, butchers, doctors surgery and primary school. Offering light and spacious rooms throughout, and much larger than first apparent; in all, the accommodation comprises; entrance porch, sitting room, kitchen and dining room to the ground floor with three double bedrooms (master en-suite) and a bathroom to the first floor. There is an enclosed rear garden that is perfect for children and pets, as well as a garage and driveway parking.

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 PORCH

With a useful storage cupboard and door into;

SITTING ROOM

16'0" x 12'0" (4.89m x 3.66m)
Window to front aspect, staircase to first floor, coal effect gas fire with slate hearth. Door to kitchen.

KITCHEN

11'10" x 8'9" (3.63m x 2.69m)
Window to rear aspect and double glazed door to rear garden. Fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset porcelain sink and drainer. Integrated electric oven, with hob and extractor fan over. Archway into

DINING ROOM

7'10" x 7'0" (2.40m x 2.15m)
Window to rear aspect. Radiator.

FIRST FLOOR

LANDING

Loft access. Doors into;

BEDROOM

16'0" x 7'6" (4.88m x 2.31m)
Window to front. Radiator. Door into;

MASTER EN-SUITE

7'9" x 6'6" (2.37m x 1.99m)
Obscured window to rear aspect and comprising bath, low level WC and pedestal wash hand basin. Radiator with towel rail over and extractor fan.

BEDROOM

11'10" x 8'11" (3.63m x 2.74m)
Window to rear. Radiator.













BEDROOM

12'1" x 7'5" (3.70m x 2.27m)
Window to front. Radiator.

BATHROOM

9'0" x 4'7" (2.76m x 1.40)
Comprising bath with shower over, low level WC and pedestal wash hand basin. Built-in airing cupboard, extractor fan, radiator with towel rail over.

GARAGE

16'1" x 8'0" (4.92m x 2.45m)
With metal up and over door. Light and power connected.

OUTSIDE

To the front of the property is an off road parking space, in front of the garage whilst the remainder of the outside space is laid to stone chipping for ease of maintenance. There is a gate to the side of the dwelling providing access into the rear garden that is completely enclosed by fencing and is predominately laid to lawn with a paved patioed area also to enjoy outdoor dining.

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

Proceeding from Truro towards St. Austell bypass the village on the A39 and at the Trewithen roundabout take the left hand turning signposted to Probus. At the mini roundabout turn left into Carne View Road and the property can be found on the left hand side of the road.

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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