

19 College Close

Probus, Truro,
Cornwall TR2 4LW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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DETACHED TWO-BEDROOM BUNGALOW WITH GARAGE, GARDENS AND FAR-REACHING COUNTRYSIDE VIEWS

Set within an established residential close in Probus, the property offers light and well-proportioned accommodation arranged entirely on one level. A generous dual-aspect lounge/dining room takes full advantage of the outlook, complemented by a separate kitchen, two double bedrooms and a tiled shower room. Requiring some cosmetic updating and available with no onward chain, the bungalow provides an excellent opportunity to create a comfortable home to individual taste.



Guide Price £289,999

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GENERAL COMMENTS

An individual detached bungalow occupying a generous plot in an established residential close, with driveway parking, a detached garage and gardens to the front and rear. The property enjoys a particularly attractive outlook across the surrounding countryside and offers well-proportioned accommodation with scope for some cosmetic updating.

The accommodation extends to approximately 680 sq ft, with a further 174 sq ft provided by the garage. An entrance hall connects all of the principal rooms, including a light and spacious dual-aspect lounge/dining room, a separate kitchen, two bedrooms and a tiled shower room.

The lounge/dining room is an excellent reception space, measuring approximately 16'7" x 11'2". Large windows allow plenty of natural light into the room while framing the far-reaching rural views beyond the neighbouring properties. Both bedrooms are comfortable doubles and benefit from wood-effect flooring. The kitchen overlooks the rear garden and provides a range of fitted units, work surfaces and space for freestanding appliances, together with a door to the outside. The shower room is fully tiled and fitted with a corner shower enclosure, WC and pedestal wash basin.

Outside, the bungalow is set back behind a lawned front garden, with a driveway running alongside the property and leading to the detached garage. The rear garden is predominantly laid to lawn, enclosed by mature hedging and fencing, and includes a timber garden shed. The outside space offers an appealing blank canvas for keen gardeners.

This conveniently arranged bungalow would make an excellent permanent home, retirement property or renovation opportunity. The combination of single-storey accommodation, generous gardens, parking, garage and open countryside views makes early viewing highly recommended. Sold with no chain and vacant possession.

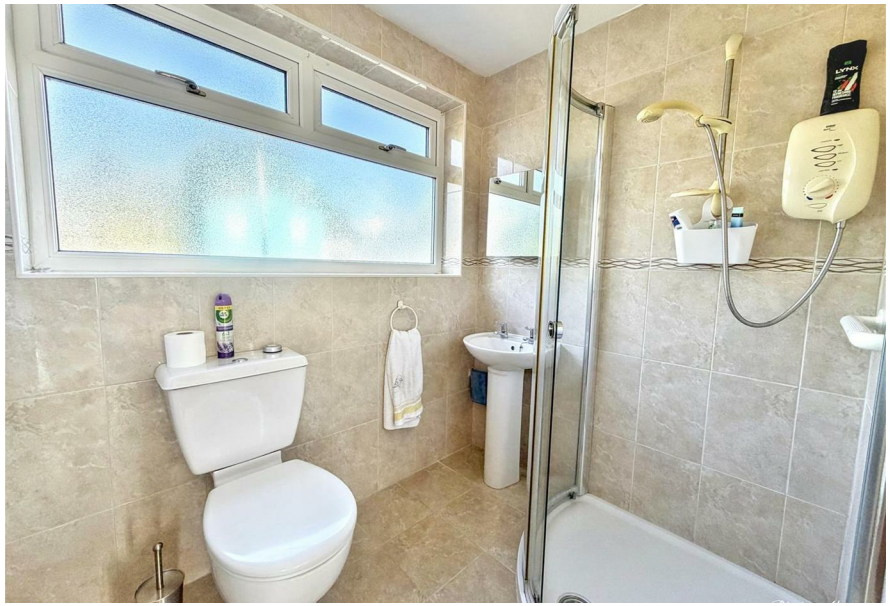


PROBUS

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):





ENTRANCE HALL

A long central hallway providing access to all rooms, with entrance door, radiator.

LOUNGE/DINING ROOM

5.06m x 3.40m (16'7" x 11'1")

A particularly bright dual-aspect reception room with large windows, wood-effect flooring, radiators and impressive views towards the surrounding countryside. There is ample room for both sitting and dining furniture.

KITCHEN

3.23m x 2.64m (10'7" x 8'7")

Overlooking the rear garden and fitted with a range of timber-fronted base and wall units, work surfaces and a stainless-steel sink and drainer. Spaces are available for freestanding appliances, and an external door provides direct access to the garden.

MASTER BEDROOM

4.04m x 2.99m (13'3" x 9'9")

A well-proportioned double bedroom with a front-facing window, wood-effect flooring and radiator.

BEDROOM 2

3.61m x 2.53m (11'10" x 8'3")

A second double bedroom overlooking the rear garden, with wood-effect flooring and radiator.

SHOWER ROOM

2.12m x 1.62m (6'11" x 5'3")

Fully tiled and fitted with a curved corner shower enclosure with electric shower, low-level WC and pedestal wash basin. Frosted windows provide natural light and privacy.

OUTSIDE

The front garden is mainly laid to lawn, with established boundaries and a driveway providing off-road parking and access to the garage. The enclosed rear garden is also predominantly lawned, with mature hedging, planted borders and a timber shed.

GARAGE

5.36m x 3.02m (17'7" x 9'10")

A useful detached garage with vehicular and pedestrian access, power, lighting.

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.

SERVICES

Mains water, gas, drainage and electricity.

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.

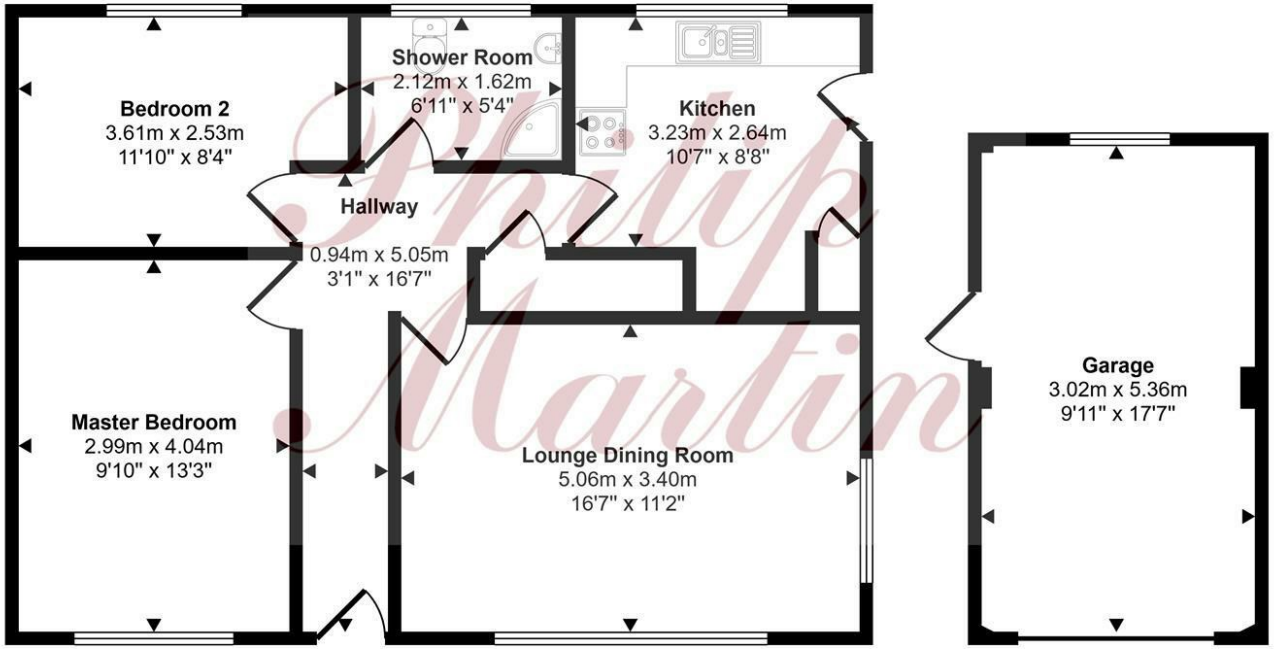
COUNCIL TAX

Band D.

TENURE

Freehold.

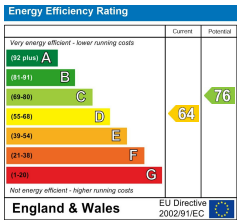
Approx Gross Internal Area
79 sq m / 853 sq ft

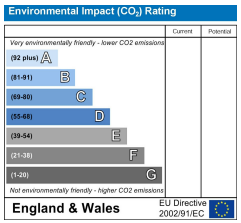


Floorplan
Approx 63 sq m / 680 sq ft

Garage
Approx 16 sq m / 174 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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