



1 AMELIA CLOSE

PROBUS, TRURO,  
CORNWALL TR2 4TS

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# 1 AMELIA CLOSE

PROBUS TRURO

CORNWALL TR2 4TS

DETACHED BUNGALOW CLOSE TO THE CENTRE OF THE VILLAGE

A two bedroom bungalow which is situated in a very convenient location within the village.

In all the accommodation comprises two bedrooms, bathroom, kitchen and sitting room.

There is parking for 2 cars, single garage and an enclosed rear garden.

Double glazing, electric heating and sold with no chain.

EPC - E

GUIDE PRICE £275,000

*Philip Martin*

PHILIP MARTIN

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## THE PROPERTY

1 Amelia Close is a two bedroom detached bungalow which is situated in a very convenient location within the village just a short walk to the square and local shops. In all the accommodation comprises two bedrooms, bathroom, kitchen and sitting/dining room. There is parking for 2 cars and a single garage as well as an enclosed and level rear garden. The property has double glazed windows and electric heating via night storage radiators. The bungalow is now in need of some general updating and TLC however it is offered for sale 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, 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):

## PORCH

Door to hall.



## HALL

Night storage radiator and access to loft.

## SITTING/DINING ROOM

4.8m x 3.8m (15'8" x 12'5")

Window to front and patio doors to rear. Night storage radiator.

## KITCHEN

2.5m x 2.1m (8'2" x 6'10")

Fitted with a limited range of units with a small worktop, sink inset. Space and plumbing for washing machine, fridge, freezer and cooker. Airing cupboard with hot water cylinder. Door opening to side.

*Philip Martin*



#### BEDROOM ONE

3.5m x 3m (11'5" x 9'10")

Window to front. Night storage radiator.

#### BEDROOM TWO

2.6m x 2.5m (8'6" x 8'2")

Window to rear. Night storage radiator.

#### BATHROOM

2.1m x 1.7m (6'10" x 5'6")

A coloured suite with wash hand basin, w.c. and bath with shower over. Obscured window to side.

#### OUTSIDE

To the front of the property there is parking for two cars and access to the single garage. The property has pedestrian access to the side which leads around to the rear garden. Mainly laid to lawn with flower beds and enjoying the sunshine for the majority of the day.

#### GARAGE

5m x 2.8m (16'4" x 9'2")

Up and over door, light and power connected.

#### SERVICES

Mains water, electric and drainage.

#### 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.

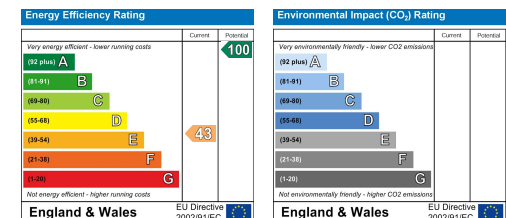
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#### DIRECTIONS

From Truro proceed in an easterly direction and after leaving Tresillian turn left signposted to Probus. Proceed through the village and turn right by the restaurant, passing the village hall. Turn right into Amelia Close and No. 1 is easily identified at the end on the right hand side.

# Awaiting floorplan







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