



James Carter
& CO ESTATE AGENTS

**71 Carne View Road, Probus, Truro,
Cornwall TR2 4TR**



PROPERTY DESCRIPTION

An opportunity to purchase one of these very sought after three bedroom modern homes located on the very popular Carne View Road development. The particular property is positioned on the favoured outer side of the development, this side enjoying a southerly aspect whilst also backing on to a lightly wooded area to the rear.

Internally the property is presented to a very high standard throughout and would therefore make a perfect family home. The accommodation comprises the addition of an entrance porch to the front, this leading through to the entrance hallway. There is a lovely living room with focal point fireplace and inset gas fire. At the rear there is a full width kitchen dining room, this room benefitting from direct access from the dining area out to the decked rear terrace and gardens, the kitchen also benefits from a range of fitted appliances. Further ground floor accommodation includes the addition of a rear porch/utility and a ground floor W.C, this area also providing internal access to the garage.

The first floor provides a light and airy landing, this providing access to the three bedrooms, two of these being good sized double bedrooms and the modern fitted bathroom.

Externally the property provides parking for two cars to the front and the private enclosed gardens to the rear.

The property also further benefits from double glazing and gas central heating.

The village of Probus.

Probus is a thriving village situated approximately six miles east of the Cathedral city of Truro. The village has an active community and benefits from an excellent range of day to day amenities, these including a parish church, primary school, general stores and post office, farm shop, public house, village hall and a number of takeaways. The village is well served by a regular bus service, this service connecting the village to both Truro and St Austell. The Cathedral city of Truro provides a wide range of national and independent shops whilst it also has a wider range of facilities including banks, restaurants, senior and primary schooling as well as the main line railway link to London.





ROOM DESCRIPTIONS

Porch

A very useful addition to the property. Double glazed to the side, double glazed window to the front, tiled flooring, space for cloak hooks, part glazed internal door leading through to the entrance hallway.

Living Room

Door from the entrance hallway, double glazed window to the front, feature fireplace with slate hearth under and timber surround, inset gas fire (Disconnected) with recess to either side, door providing access to under stairs storage cupboard, tv point, coved ceiling, radiator, part glazed panel door leading through to the kitchen dining room.

Kitchen Dining Room

A lovely full width space that is set to the rear of the property and overlooks the enclosed rear garden.

Dining area: Double glazed French doors opening out to the decked terrace and gardens, oak effect laminate flooring, radiator, archway leading through to the kitchen area.

Kitchen Area: The kitchen comprises a comprehensive range of modern fitted units with roll edged working surfaces over and part tiled surrounds, under lighting to wall cupboards, fitted eye level double oven with ceramic hob set to the side, cooker hood above, integrated under counter fridge, inset one and a half bowl sink and drainer unit with mixer tap over, space for washing machine, part glazed door leading through to rear porch/utility.

Rear Porch/ Utility

Part glazed door from the kitchen, quarry tiled flooring, windows to the rear overlooking the garden, door to side opening to the terrace, further door to the rear opening to the garden, fitted working surface to one wall with space for tumble dryer under, door providing access to the garage and further door to the ground floor cloakroom/w.c.

Ground Floor W.C

Door from the rear porch/utility. This room comprising a low level w.c, with wall mounted wash hand basin set to the side, glazed panel to one wall, quarry tiled flooring.

Landing

Stairs ascending from the entrance hallway, timber handrail and balustrade, double glazed window set to the side, access to loft space, panel door to the airing cupboard, this cupboard housing the gas boiler and fitted shelving, coved ceiling, radiator.

Bedroom One

Panel door from the landing. The spacious main bedroom is set to the rear of the property and overlooks the garden and the lightly wooded area beyond. Double glazed window to the rear overlooking the garden, radiator, coved ceiling.

Bedroom Two

A second double bedroom, this time being set at the front of the property Panel door from the landing, radiator, coved ceiling.

Bedroom Three

Panel door from the landing, double glazed window to the front, built in single wardrobe, radiator, coved ceiling.

Bathroom

Panel door from the landing. A modern white bathroom suite that comprises of a panel bath with part tiled surrounds, Mira electric shower over, glazed shower screen to side, pedestal wash hand basin with tiled surrounds, low level w.c, heated towel rail, coved ceiling, ceiling spotlights, double glazed window to the rear.

Garage

The garage has the benefit of being accessed from within the house, this being via the rear porch/utility. The garage also has power and light, eaves storage space and an up and over door to the front.

Parking

The property has the unusual benefit of there being parking for two cars. There is the original driveway to the side that leads to the garage, there is also an additional area to the front of the house that has block paved driveway strips set within gravel chippings, this area providing parking for a second car.

Gardens

To the front of the property there is the aforementioned parking area, there are raised beds to the front that contain a variety of maturing shrubs and plants whilst this area of garden has hedging to one side. The southerly facing rear garden enjoys a great degree of privacy owing to the fact that it backs onto a lightly wooded area of land behind. Accessible via the French doors from the dining room is a timber decked terrace that is partially enclosed by timber balustrading and handrails. This lovely enclosed rear garden is laid to an area of level lawn mainly, this being enclosed by fencing to the sides and rear. At the rear of the garden there is a timber summerhouse that could provide a home office if required.

Additional Information

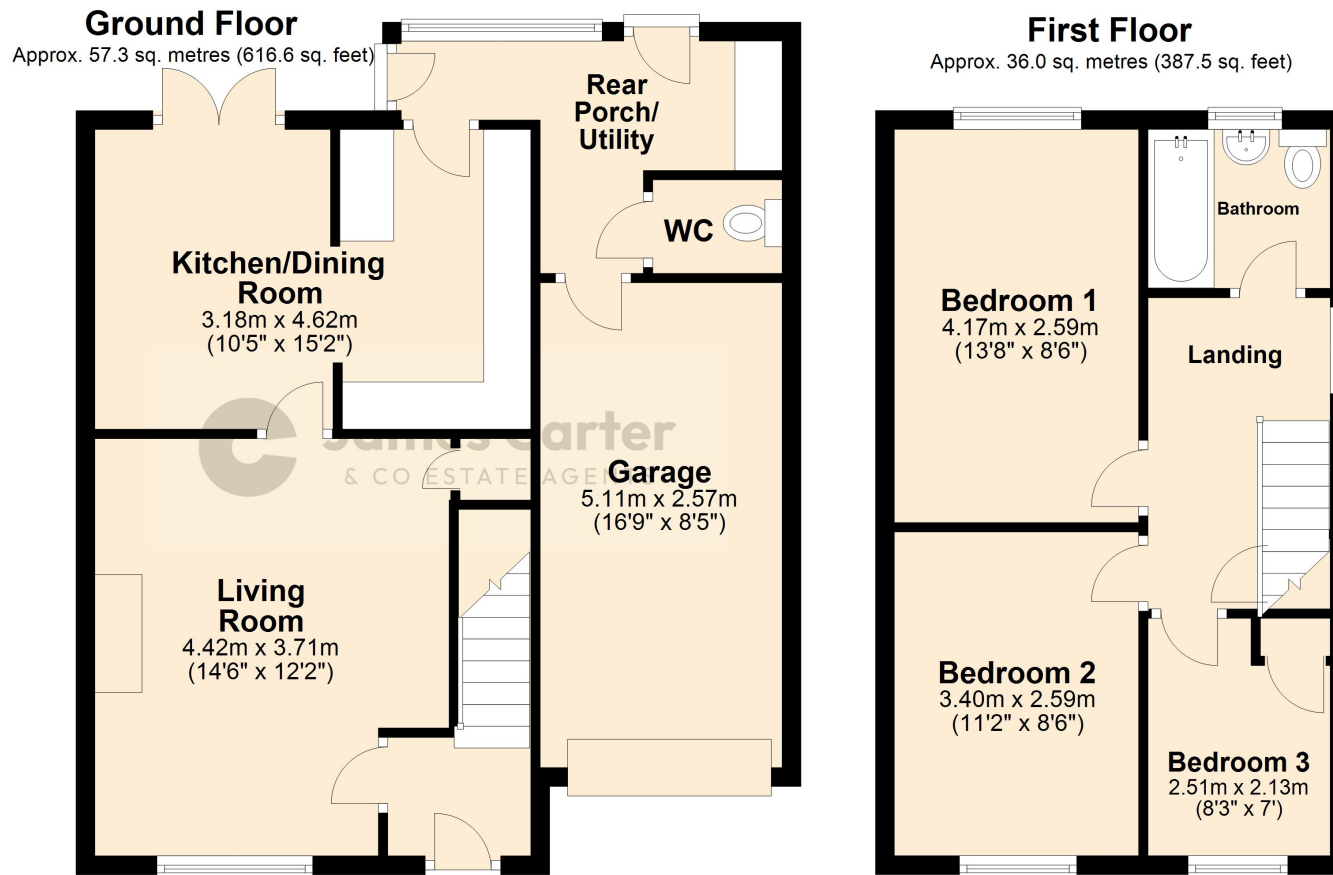
Tenure - Freehold.

Services - Mains Gas, Electricity, Water And Drainage.

Council Tax - Band C Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		73	86
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Total area: approx. 93.3 sq. metres (1004.1 sq. feet)

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James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.