



EPC: C

Cullen View, Probus, Truro, TR2 4NY

Asking Price: £350,000

**STRATTON
CREBER**



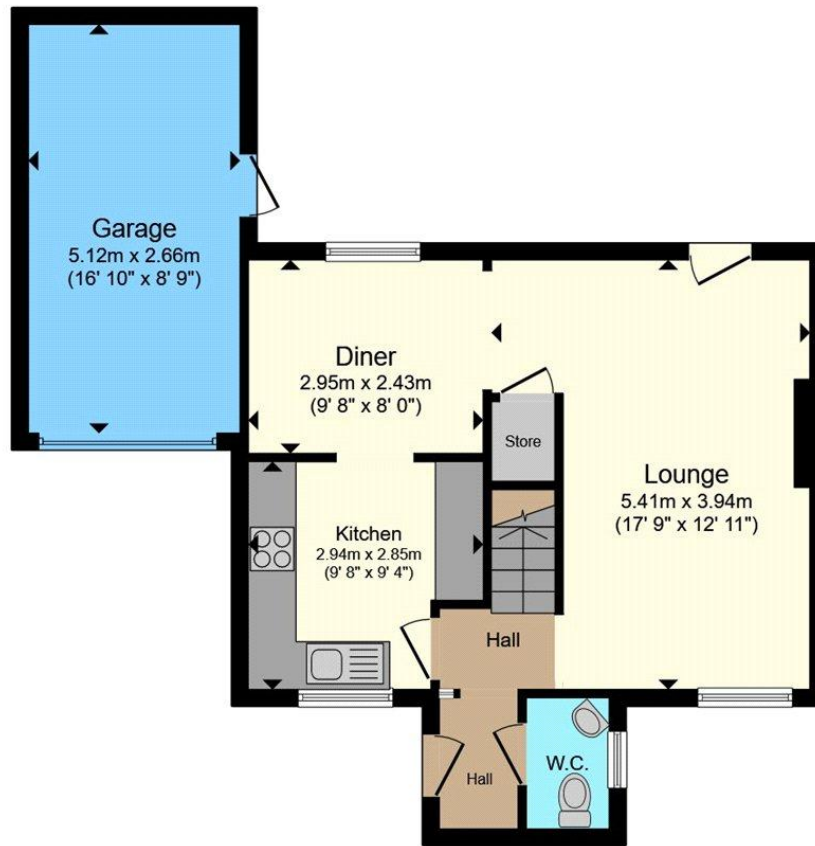
Tucked away within a quiet cul-de-sac in the heart of the highly sought-after village of Probus, this spacious and well-presented three-bedroom detached home offers comfortable family living just a short stroll from an excellent range of local amenities. Occupying a peaceful position away from passing traffic, the property is conveniently located within walking distance of the village shops, cafés, restaurants, public house, and doctors' surgery, making it an ideal choice for families, professionals, and those seeking village life with everyday conveniences close at hand.

The bright and welcoming accommodation begins with an entrance porch providing practical space for coats and shoes, together with a ground floor cloakroom/WC. The generous lounge is light and airy, offering ample room for comfortable seating and features patio doors that open onto the rear garden. The well-appointed kitchen offers an abundance of storage and worktop space and seamlessly connects to the dining room, making it perfect for both everyday family life and entertaining guests.

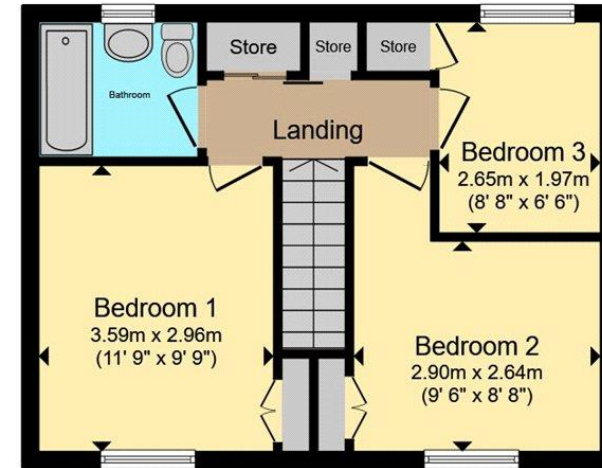
On the first floor, the landing provides access to three bedrooms, comprising two spacious double bedrooms and a comfortable single bedroom, all served by a family bathroom.

Further benefits include gas-fired central heating and double glazing throughout.

Externally, the property enjoys driveway parking for one vehicle, alongside a garage with light and power connected, providing additional parking or useful storage space. To the rear, the enclosed garden offers a private setting for outdoor dining, entertaining, or simply relaxing in the sunshine.



Ground Floor



First Floor

Total floor area 93.6 m² (1,007 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01872 275376

E: trurole@strattoncreber.co.uk

12 Lemon Street, Truro, Cornwall, TR1 2LS

rightmove

ZOOPLA

PrimeLocation.com



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Stratton Creber is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: TRL_TRL260260_R4PL_8

**STRATTON
CREBER**