STAGS



The Loft

The Loft, Fore Street, Probus, Truro, Cornwall, TR2 4LA







Probus Square 150 yards Truro 5.5 miles St Austell 8 miles

A spacious three-bedroom first floor apartment in the centre of Probus with parking

- Entrance Hall
- Living Room with Arched Ceiling
- Kitchen
- 3 Bedrooms & Bathroom
- Roof-top Seating Terrace
- Parking Space
- No Forward Chain
- Central to Village
- Leasehold
- Council Tax Band B

Guide Price £179,950

SITUATION

The Loft is situated in popular and sought after Probus only about 150 yards walking distance from the central square in Probus. Probus is a thriving community with a primary school, doctors' surgery, farm shop, local store, hairdressers, restaurant, Chinese take-away, garage and store, music therapy, recreational clubs and so forth. These are supplemented further by the cathedral city of Truro being the commercial and retail centre of Cornwall about 5.5 miles to the south-west. There is a junction to the A30(T) about five miles to the north.

DESCRIPTION

An opportunity to purchase a fine first floor residential apartment in the centre of Probus and an area within which such opportunities are limited.

The entrance is at ground floor level to an Entrance Hall with coat hooks and from which stairs lead up to the first floor accommodation and a fine well-proportioned Living Room with triple aspect, interesting and character arched ceiling.

Off is a Kitchen with a U-shaped range of matching base and eye level units with rolled worktop surfaces to splashback tiling and including a stainless steel single drainer sink unit with vegetable bowl, space and plumbing for washing machine and tumble dryer, built-in fan-assisted oven and grill with four gas rings and extractor hood over and space for free-standing refrigerator/freezer.

From the Living Room there are doors off to a front Double Bedroom, again with an unusual arched ceiling, and adjacent mainly tiled Bathroom with panelled bath, wc, quadrant shower with electric shower and modern vanity washbasin

At the rear of the apartment, approached from the Kitchen are a particularly spacious Bedroom and further Double Bedroom with trap to roof space.

From the Kitchen double doors open to an outside roof-top seating terrace with wrought iron railing and artificial lawn.

Outside to the front is one dedicated space for parking.

TENURE AND POSSESSION

Leasehold with – We understand a 999 year lease is being created with a share of freehold. The leaseholders will own the freehold.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the central square in Probus, walk downhill towards Truro. Pass the entrance to the turning to the car park, pass the entrance to the turning into Cullen View and The Loft will be seen on the right-hand side after a short distance.

SERVICES

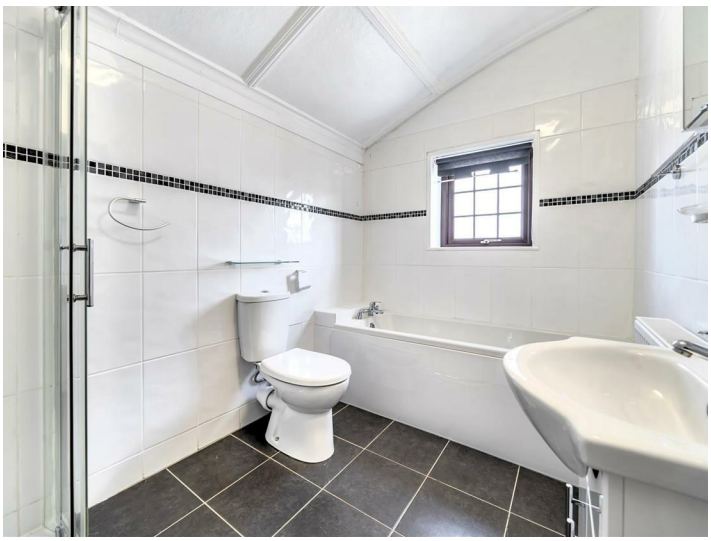
Mains water electricity, drainage and gas connected. Gas fired central heating.

Broadband: Standard and Superfast available (Ofcom). Mobile phone: 02 likely and EE, Three and Vodaphone limited indoors and EE, Three, 02 and Vodaphone likely outdoors (Ofcom).





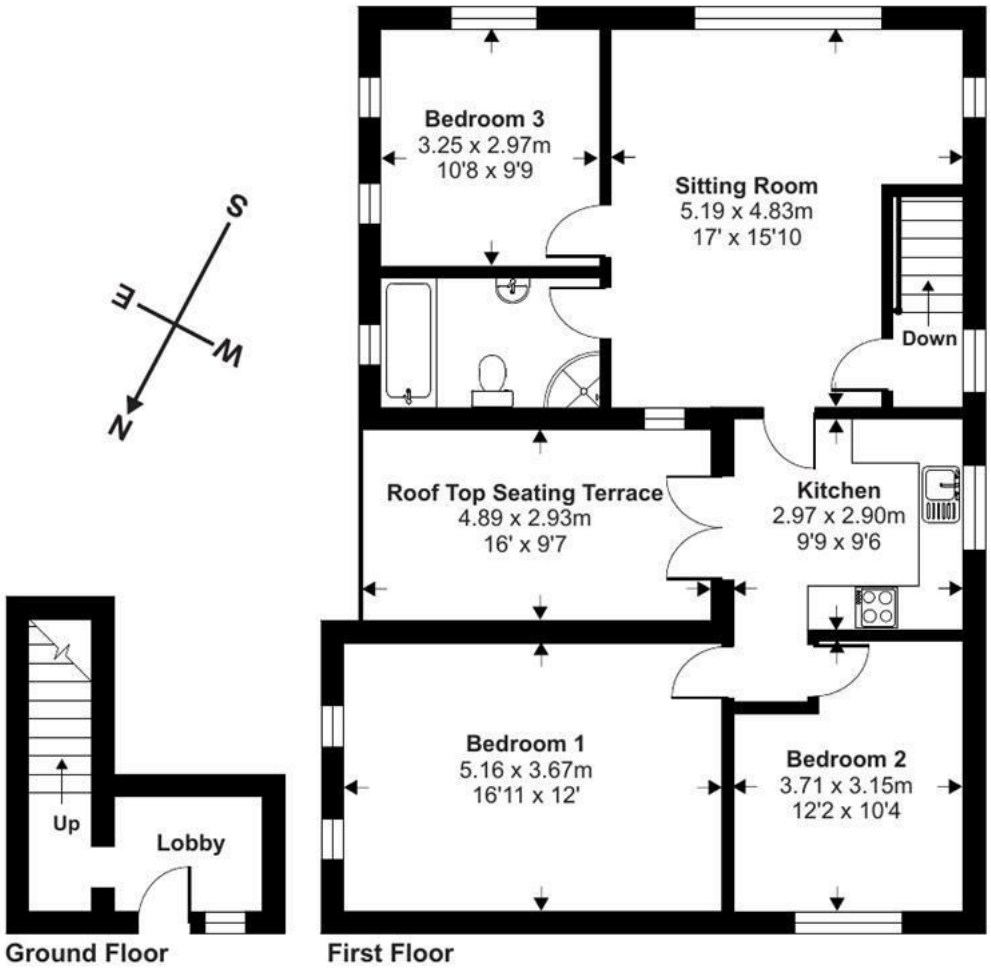






Approximate Area = 968 sq ft / 89.9 sq m

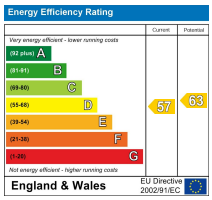
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1284323

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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