



Fairfields

Probus

Truro

TR2 4FG

60% Shared ownership  
£153,000

- TWO WELL PROPORTIONED BEDROOMS
- STAIRCASING UP TO 100%
- POPULAR RESIDENTIAL LOCATION
  - ENCLOSED GARDEN
- CONNECTED TO ALL MAINS SERVICES
  - PERFECT FIRST HOME
  - CAR PORT PARKING
- PLEASE SCAN QR CODE FOR MAETRIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 796.53 sq ft



### Property Description

Spacious and light 2 bed semi detached house, situated in a quiet cul-de-sac, Located in the village of Probus. The property benefits from 2 bedrooms, enclosed garden & car port parking.

### Location

Fairfield's is located in the village of Probus situated in a cul-de-sac development just off the main road through the village, there are some local amenities and facilities within walking distance & the city of Truro is only 6 miles away, which has a wider range of shops and major supermarkets, it has good access links to the A30 and A38 and local buses run frequently.

### Accommodation

Accommodation Offers  
Lounge/Dining Room  
Kitchen  
Downstairs W/C  
First Floor  
Bedroom 1  
Bedroom 2  
Family Bathroom  
Exterior  
Garden  
Allocated Parking

### Shared Example

Share price: 60% share £153,000  
Full price: £255,000  
\*Monthly rent: £226.03  
\*Monthly service charge: £32.15  
\*monthly rent and service charge subject to annual review  
\*Staircasing up to 100%

### Section 106 Restrictions

### Tenure

It is a leasehold property with 85 years remaining on the lease.

### Material Information

Verified Material Information

Council Tax band: B  
Tenure: Leasehold  
Lease length: 85 years remaining (99 years from 2011)  
Shared ownership - ownership percentage: 60%  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: C

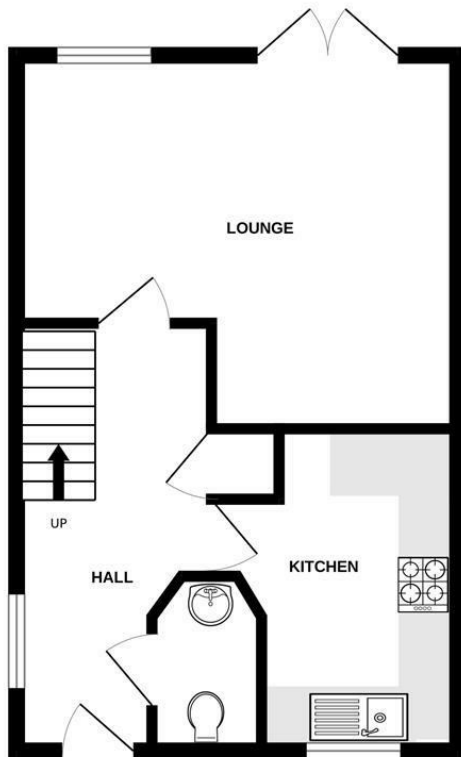
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: None  
Building safety issues: No  
Restrictions - Listed Building: England  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

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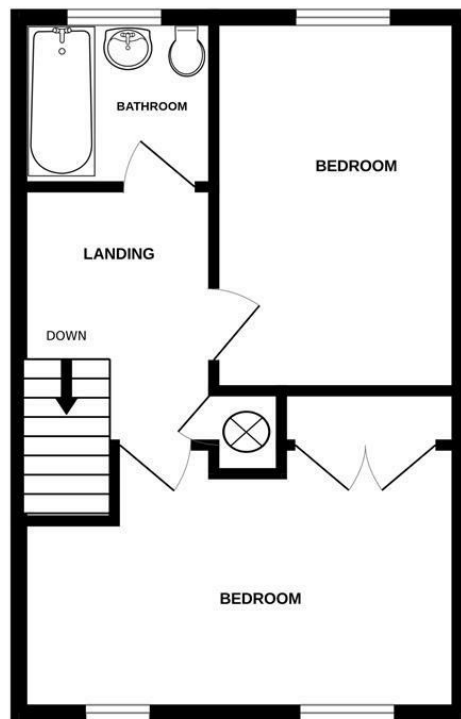
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

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