



Fairfields

Probus

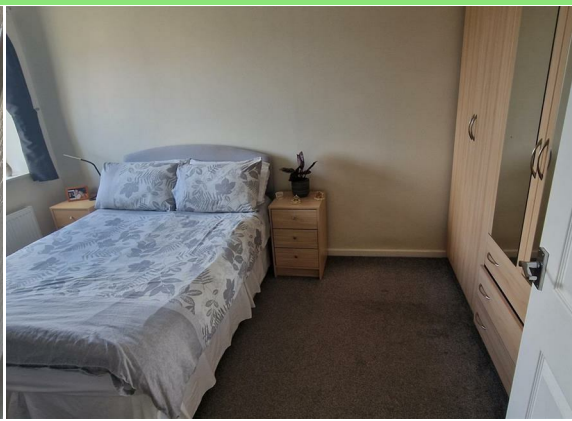
Truro

TR2 4FG

40% Shared ownership

£96,000

- TWO WELL PROPORTIONED BEDROOMS
- ALLOCATED PARKING AVAILABLE
  - STAIRCASING UP TO 100%
- POPULAR RESIDENTIAL LOCATION
  - ENCLOSED GARDEN
  - CONNECTED TO ALL MAINS SERVICES
  - PERFECT FIRST HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - SECOND BEDROOM HAS BEEN SUB-DIVIDED TO MAKE A FURTHER BEDROOM
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 807.29 sq ft



### PROPERTY DESCRIPTION

This is a 2 bed end terraced house, Located in the village of Probus. The property benefits from 2 bedrooms with one sub divided room to make a further bedroom, enclosed garden & allocated parking.

### LOCATION

Fairfields 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 - with sub-divided room to make a further bedroom  
Family Bathroom  
Exterior  
Garden  
Allocated Parking

### SHARED EXAMPLE

Share price: 40% share £96,000  
Full price: £240,000  
\*Monthly rent: £325.81  
\*Monthly service charge: £32.15  
\*monthly rent and service charge subject to annual review  
\*Staircasing up to 100%

### SECTION 106 RESTRICTION

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of Probus and a full financial assessment to ensure that the property is affordable and sustainable for you. Our financial assessments are carried out by The Mortgage People (TMP). For more information on TMP please visit their website at [tmpmortgages.co.uk](http://tmpmortgages.co.uk).

The local connection requirement may not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

If you wish to submit an application, please contact TMP in the first instance to carry out a full financial assessment to establish affordability. <https://tmpmortgages.co.uk/>

Properties are allocated on a first come first serve basis subject to demonstrating affordability.

### TENURE

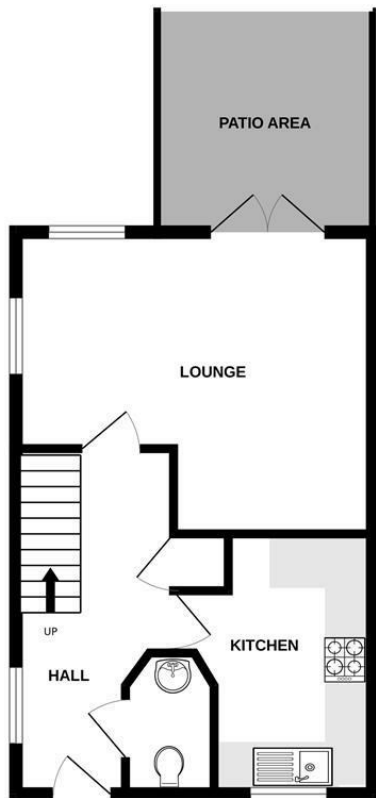
Leasehold

### MATERIAL INFORMATION

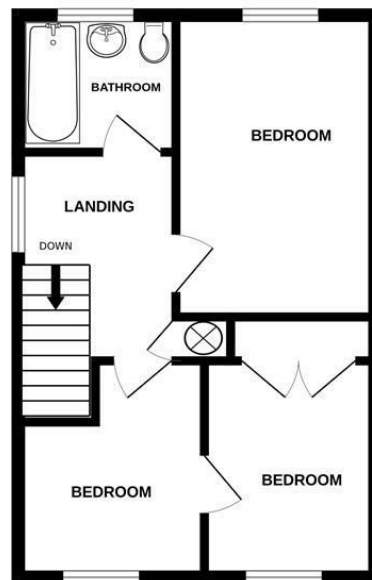
Verified Material Information  
Council Tax band: B  
Tenure: Shared Ownership  
Lease length: 99 years remaining (85 years from 2011)  
Shared ownership - ownership percentage: 40%  
Property type: House  
Property construction: Standard undefined construction  
Energy Performance rating: C  
Electricity 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: Solar water  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good  
Parking: Allocated  
Building safety issues: No  
Restrictions - Listed Building: No  
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  
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.  
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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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