



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 MATERIAL INFORMATION



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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.

Materiel 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.



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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Material Information



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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		

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