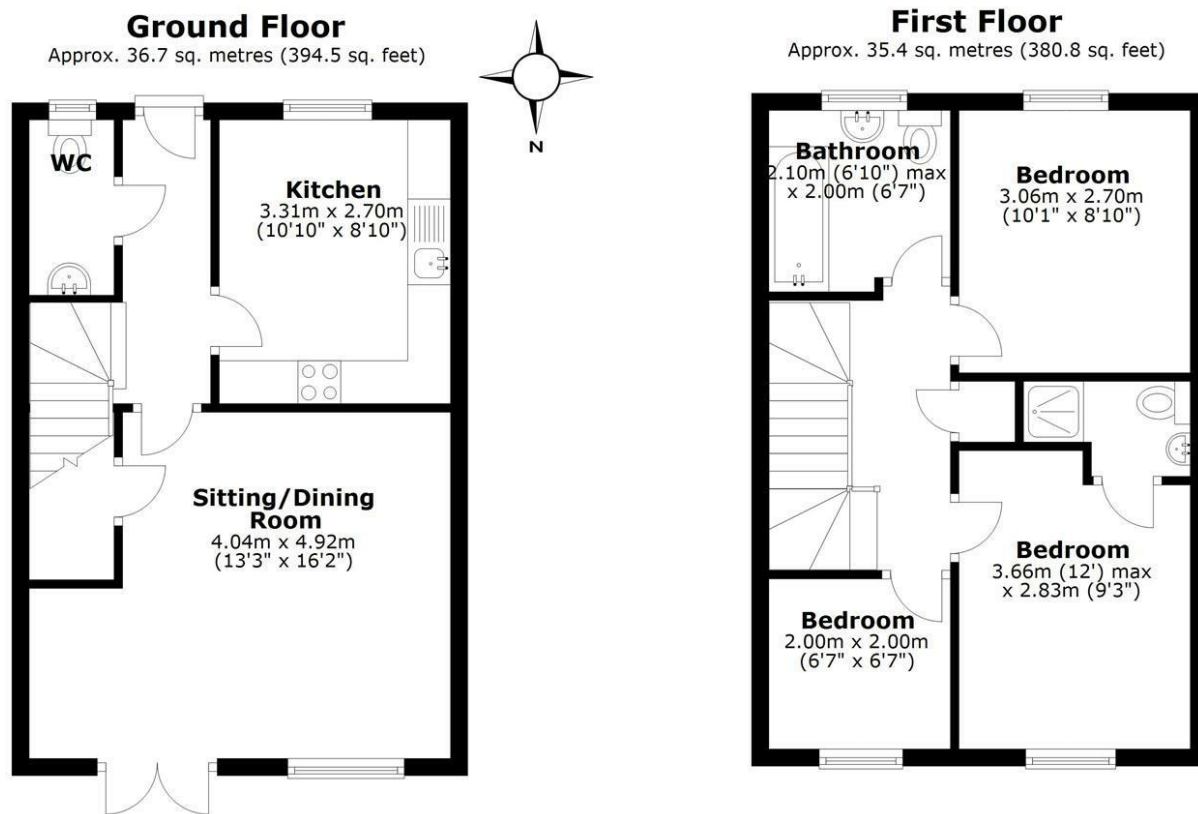
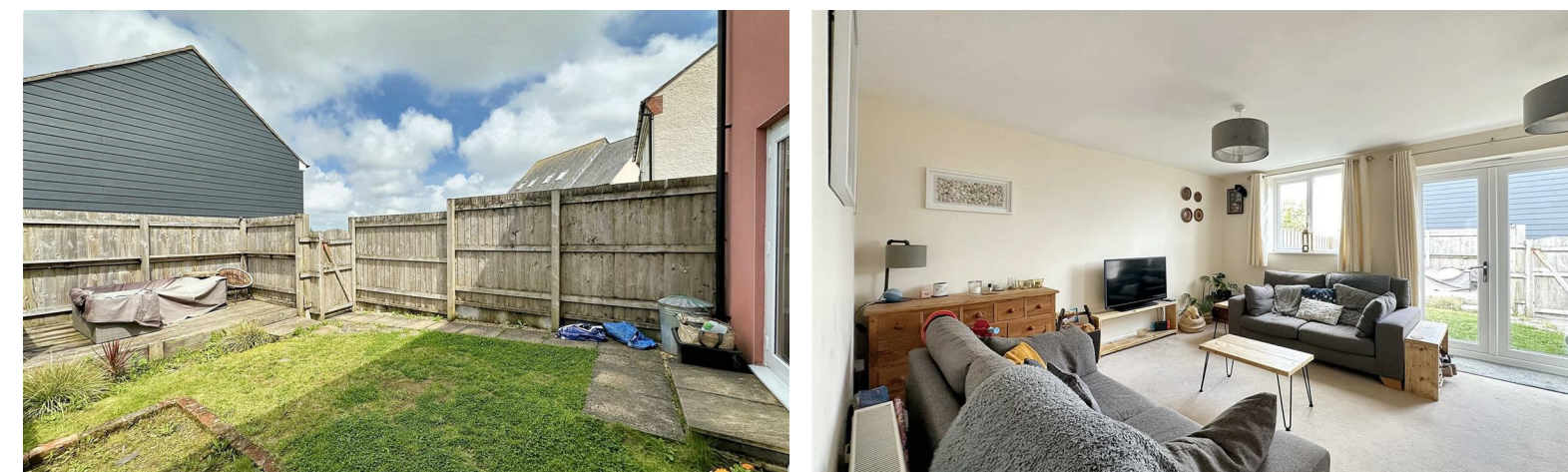


FAIRFIELDS, PROBUS

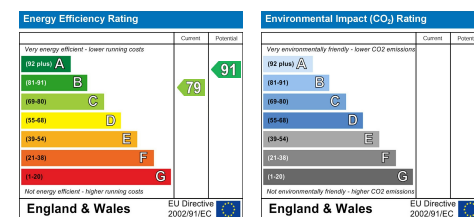


39 Fairfield, Proboscus

KEY FEATURES

- END TERRACE
- THREE BEDROOMS (EN-SUITE)
- KITCHEN
- SITTING/DINING ROOM
- BATHROOM & CLOAKROOM
- ENCLOSED GARDEN
- GARAGE
- CLOSE TO AMENITIES
- POPULAR VILLAGE
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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39 FAIRFIELDS, PROBUS, TRURO, TR2 4FG

THREE BEDROOM END TERRACE HOUSE SOLD WITH NO CHAIN

This three bedroom end of terrace property is situated in a popular residential development in the village of Proboscus. Within a short walk of the centre of the village and the wide range of amenities on offer. Accommodation includes; entrance hall, w.c., kitchen, sitting/dining room, three bedrooms (master en-suite) and family bathroom. There is an enclosed rear garden and single garage. Gas central heating and double glazing. Sold with no chain, early viewing is recommended.

EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £265,000

THE PROPERTY

39 Fairfield's is a three bedroom end of terrace property situated in the highly popular and desirable village location of Probus. The location is incredibly appealing due to its close proximity to the primary school, within walking distance of the amenities of the village as well as fantastic transport links into Truro and St Austell. The accommodation comprises; entrance hall, W.C., kitchen and sitting/dining room to the ground floor, with three bedrooms, a master en-suite, and a family bathroom to the first floor. There is a single garage and an enclosed rear garden laid to lawn with timber decking. There is gas central heating and double glazing throughout. Sold with no chain, early viewing is recommended.

PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY

Radiator and doors into;



W.C.

Low level w.c. and pedestal hand wash basin. Radiator. Obscured window to front.

KITCHEN

10'10" x 8'10" (3.31m x 2.70m)

Comprising a range of matching base and eye level units with worktops over and matching upstands and tiled splashback. Inset stainless steel sink and drainer. Space and plumbing for washing machine and fridge/freezer. Integrated electric oven with four ring gas hob and extractor hood over. Cupboard housing gas central heating boiler. Radiator and window to front.

SITTING/DINING ROOM

16'1" x 13'3" (4.92m x 4.04m)

Window and double doors to rear opening into garden. Ample space for dining table. Under stairs storage cupboard. Radiator.

FIRST FLOOR

LANDING

Loft access. Doors into;

BEDROOM ONE

12'0" x 9'3" (3.66m x 2.83m)

Window to rear. Radiator. Door into;

EN-SUITE

Comprising shower cubicle, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.



BEDROOM TWO

10'0" x 8'10" (3.06m x 2.70m)

Window to front. Radiator.

BEDROOM THREE

6'6" x 6'6" (2.00m x 2.00m)

Window to rear. Radiator.

BATHROOM

6'10" x 6'6" (2.10m x 2.00m)

Comprising bath, pedestal hand wash basin and low level w.c. Obscured window to front. Heated towel rail and extractor fan.

OUTSIDE

There is an enclosed rear garden with timber fencing laid to lawn with a raised decking area to provide an outdoor seating space. There is a single garage.

GARAGE

Metal up and over door.

SERVICES

Mains water, electric, drainage and gas.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Proceed into Probus from the Truro direction and continue through the village, passing the village square. A short distance later turn left into Fairfield's and where the road splits bear left. Number 39 can be found on the right hand side.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.