



45 FAIRFIELDS

PROBUS, TRURO
TR2 4FG

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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PROBUS TRURO

TR2 4FG

A BEAUTIFULLY POSITIONED TWO-BEDROOM END-OF-TERRACE HOME ENJOYING FAR-REACHING COUNTRYSIDE VIEWS

Enjoying a superb position with sweeping views across the surrounding countryside. The property offers approximately 715 sq ft of accommodation, including a fitted kitchen, ground floor cloakroom, bright lounge, conservatory, two bedrooms and a family bathroom.

Outside, there is an enclosed garden with lawn, planted borders and a decked seating area, all making the most of the superb rural outlook.

Sold with no onward chain and vacant possession.

GUIDE PRICE £275,000

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PHILIP MARTIN

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GENERAL COMMENTS

Set in an enviable position with superb open views across the surrounding countryside, this attractive end-of-terrace home offers well-presented accommodation arranged over two floors, together with a conservatory, garden and decked seating area. The property enjoys a bright and practical layout, with the principal living spaces making the most of the outlook to the rear.

The accommodation extends to approximately 715 sq ft / 66 sq m and comprises an entrance hall, ground floor cloakroom, fitted kitchen, lounge, conservatory, two first floor bedrooms and a family bathroom.

A striking feature of the home is the superb rural aspect, with wide-reaching views visible from the lounge, conservatory, garden and bedrooms. The property also benefits from a front courtyard-style approach, an enclosed rear garden and a decked terrace ideal for outdoor seating and entertaining.

THE PROPERTY

The front door opens into an entrance hall, with access to a useful ground floor cloakroom and the main living areas. The kitchen is positioned to the front of the property and is fitted with a range of base and wall units, work surfaces, sink, integrated oven, gas hob and space for appliances.

To the rear, the lounge is a bright and comfortable reception room, with wood-effect flooring and a large picture window framing the attractive countryside views. Double doors open through to the conservatory, creating an excellent additional dining or sitting space with glazing on three sides and direct access onto the decked garden area.

On the first floor, the landing leads to two bedrooms and the family bathroom. The master bedroom enjoys a pleasant outlook, while the second bedroom also benefits from views over the green to the front of the house. The bathroom is fitted with a white suite comprising bath with shower over, wash hand basin and WC, with tiled surrounds.



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):

ENTRANCE HALL

CLOAKROOM

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KITCHEN

1.62m x 3.03m (5'3" x 9'11")

LOUNGE

3.72m x 4.42m (12'2" x 14'6")

CONSERVATORY

2.84m x 2.69m (9'3" x 8'9")

FIRST FLOOR

LANDING

MASTER BEDROOM

3.64m x 2.55m (11'11" x 8'4")

BEDROOM 2

3.54m x 2.63m (11'7" x 8'7")

BATHROOM

1.63m x 2.15m (5'4" x 7'0")

OUTSIDE

The property is approached via a small front garden area with railings, mature planting and a pathway to the front door. To the side and rear, there is an enclosed garden with lawn, planted borders and a decked seating terrace adjoining the conservatory. The garden enjoys a wonderful open outlook over neighbouring fields and rolling countryside, providing a particularly attractive setting. There is a parking space designated as well as on road parking for further vehicles.

SERVICES

Mains water, electricity, gas and drainage.

SERVICE CHARGE

Remus Property Management oversee the maintenance and upkeep of the communal areas at Fairfields. The service charge for the period 1 January 2026 to 31 December 2026 is £195.88.

TENURE

Freehold.

COUNCIL TAX

Band B.

N.B

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

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.

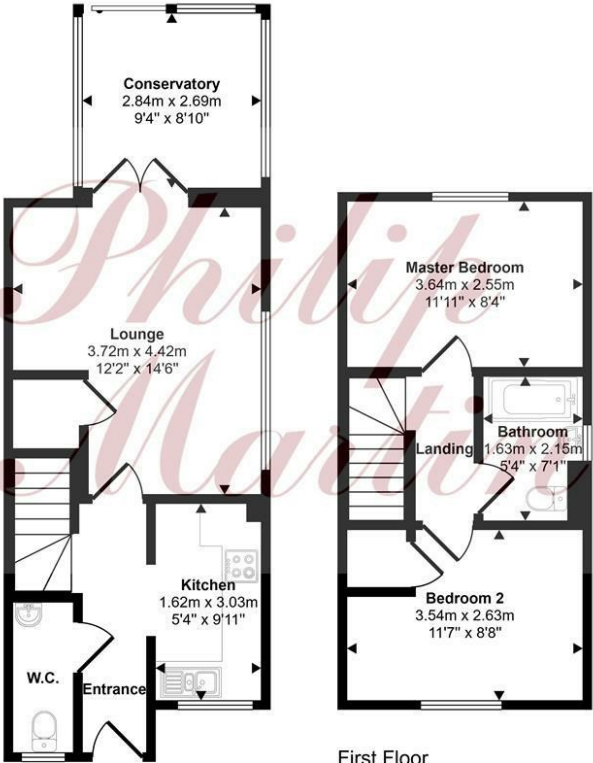
DIRECTIONS

Proceed into Probus from the Truro direction and continue through the village, passing through the village square. After a short distance take the left hand turning into Fairfields and bear left. No. 45 can be found on the right hand side.



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Approx Gross Internal Area
66 sq m / 715 sq ft



First Floor
Approx 27 sq m / 296 sq ft

Ground Floor
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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