

**Probus, Truro**

Truro

**£200,000**

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

Found in the heart of Probus, a highly sought-after and well-served village, this two-bedroom mid-terraced home forms part of a converted former Methodist Chapel and offers accommodation arranged over two floors.

On the ground floor, you are welcomed by an entrance hallway leading into a kitchen. The kitchen provides under-counter space for appliances, room for a freestanding cooker, and ample space for a dining table. To the rear of the property is the generous living room, a well-proportioned space that enjoys a part vaulted area.

To the first floor, the landing leads to two bedrooms and the bathroom, all of which are neatly arranged and benefit from the building's unique layout. The property is heated via electric heaters and is offered to the market with no onward chain, making it an appealing option for first-time buyers, investors, or those seeking a manageable home in a popular village setting.

Externally, there is a small rear courtyard, owing to its limited size this area is ideal for storage or for creating a compact outdoor seating area.

#### **Location**

Probus is a well-regarded village situated between Truro and St Austell, offering a convenient base for accessing much of Mid-Cornwall. The village provides a strong selection of everyday amenities, including a convenience store, pub, primary school, doctors' surgery and bus services. Its location just off the A390 allows for easy travel to Truro, the Roseland Peninsula and nearby coastal and countryside destinations. With a friendly community and practical facilities, Probus remains a consistently popular place to live.

#### Important Information For Buyers

Tenure : Freehold

Council Tax Band : Record not found (Source : Council Tax band Checker as of 09/12/25)

Construction Type and Age: This has not been confirmed by a professional. All buyers must satisfy themselves as to the construction type and age via their own surveyor or legal representatives

Parking: Please note this property does not have off road or allocated parking. However, parking opportunities are available nearby.

Heating: Electric (Source : PIQ)

Water Supply: We understand this property is on mains (Source : PIQ)

Sewage: We understand this property is on mains (Source : PIQ)

Electricity: Mains (Source : PIQ)

EPC: E42 – Certificate valid until 8th July 2030

Broadband prediction: Unknown- Record not found (Source Ofcom Broadband Checker)

Mobile Availability: Prediction, not a guarantee:

EE – Unknown (No Record Found)

O2 – Unknown

Three – Unknown

Vodafone – Unknown

For further material information, please see the relevant section(s) provided by this website.





### Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information—particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters—is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations or assumptions and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers

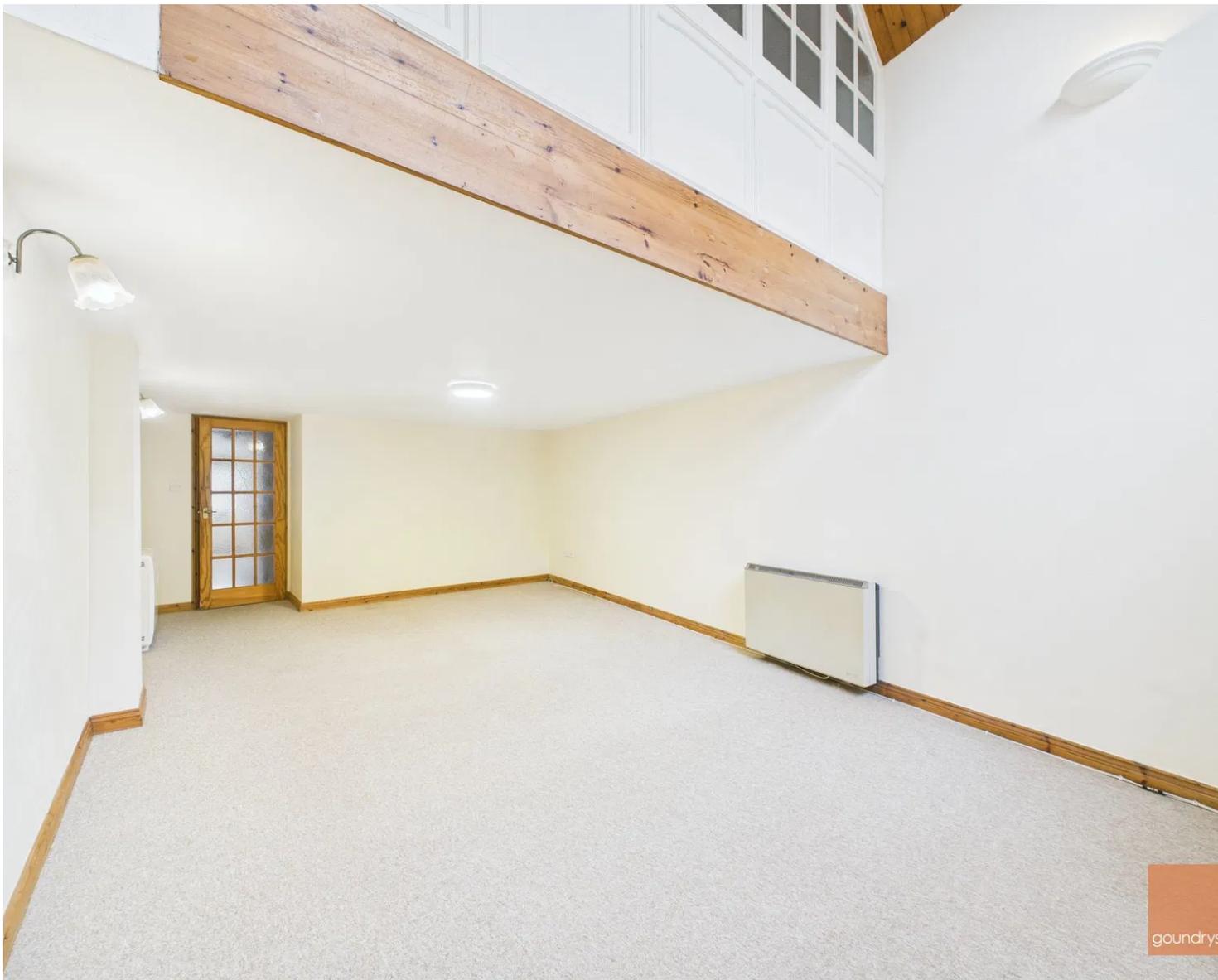
### ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

### PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.





## Truro Sales

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