



goundrys  
SALES

**The Square, Probus**  
Truro

Offers Over  
**£200,000**

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

This three-bedroom character cottage is found in the heart of Probus and is available with no onward chain. The property is approached via a shared internal hallway, which provides access to this home and the neighbouring property.

The ground floor accommodation begins with an entrance hall, which leads through to the kitchen/dining room. Completing the accommodation on this level, and also accessed via the hallway, is a separate living room, positioned at the front of the property.

On the first floor, you will find three bedrooms, along with the family bathroom.

Outside, the cottage benefits from rear outside space. This area has been temporarily fenced to show the division between this property and the neighbouring garden.

With three bedrooms, village convenience, and no onward chain, this home would make an ideal first-time purchase, family home, or long-term investment.

#### **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 : B (Source : Council Tax band Checker as of 24/11/25)

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.

As mentioned, the property has a shared access which we understand is owned by the neighbouring property, however we are informed the owners of this property will have full rights of pedestrian access. Similarly, we understand, there will be rights to access what will be the garden area for this property.

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: E39 – Certificate valid until 25<sup>th</sup> March 2028

Broadband prediction: 9 - 1000 MBPS download speeds (Source Ofcom Broadband Checker)

Mobile Availability: Prediction, not a guarantee:

EE – Good outdoor

O2 – Good outdoor and variable in-home

Three – Good outdoor

Vodafone – Good outdoor

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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