



Fairfields

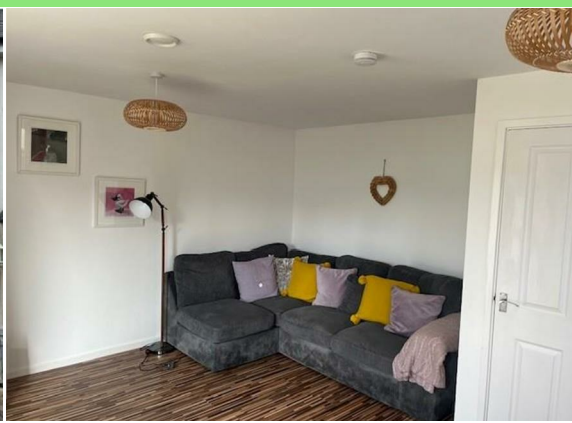
Probus

Truro

TR2 4FG

40% Shared ownership  
£96,000

- TWO WELL PROPORTIONED BEDROOMS
- SECONDARY PARISHES NOW ELIGIBLE
- STAIRCASING UP TO 100%
- POPULAR RESIDENTIAL LOCATION
- ENCLOSED GARDEN
- CONNECTED TO ALL MAINS SERVICES
- PERFECT FIRST HOME
- ALLOCATED PARKING AVAILABLE
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 807.29 sq ft



### PROPERTY DESCRIPTION

This is a 2 bed end terraced house, Located in the village of Probus. The property benefits from 2 bedrooms, enclosed garden & allocated parking.

### LOCATION

Fairfields 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

### SHARE EXAMPLE

Share price: 40% share £96,000

Full price: £240,000

Monthly rent from 1st April 2026: £342.04

Monthly service charge from 1st April 2026: £46.48

\*Staircasing up to 100%

### SECTION 106 RESTRICTION

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the County of Cornwall and a full financial assessment to ensure that the property is affordable and sustainable for you. Our financial assessments are carried out by The Mortgage People (TMP). For more information on TMP please visit their website at [tmpmortgages.co.uk](https://tmpmortgages.co.uk).

The local connection requirement may not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

If you wish to submit an application, please contact TMP in the first instance to carry out a full financial assessment to establish affordability. <https://tmpmortgages.co.uk/>

Properties are allocated on a first come first serve basis subject to demonstrating affordability.

### TENURE

It is a leasehold property with 999 year lease starting in 2026.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 999 year lease from 2026

Shared ownership - ownership percentage: 40%

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: Not known

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, 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

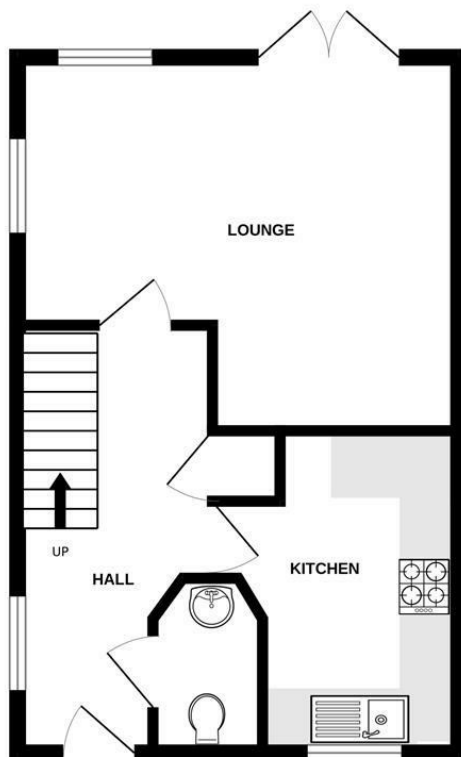
Non-coal mining area: No

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

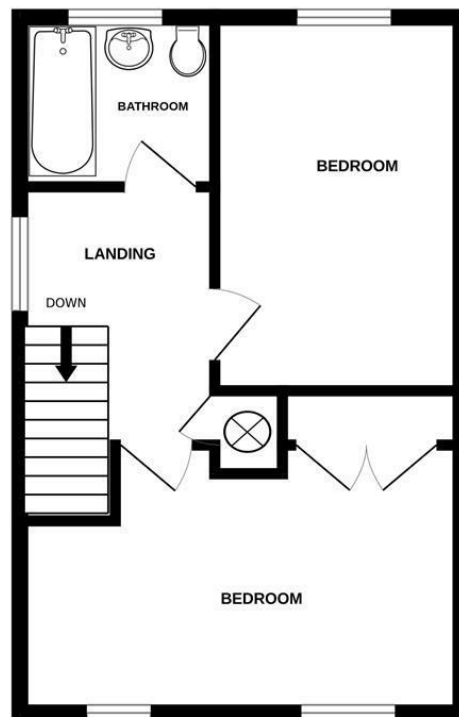
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		71	84
England & Wales		EU Directive 2002/91/EC	

## 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**

Millerson Estate Agents  
1 Market Street  
St Austell  
Cornwall  
PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

Scan QR Code For Material Information



Scan me!

 **Millerson**  
millerson.com