



5 FAIRFIELDS
PROBUS, TRURO,
TR2 4FG

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



5 FAIRFIELDS

PROBUS TRURO

TR2 4FG

MODERN HOUSE WITH GARAGE AND PARKING

Situated in an attractive position within the development, this well-presented home enjoys a sunny, south-facing rear garden, together with a garage and parking conveniently located alongside.

Built approximately 15 years ago, the well-proportioned and conventionally arranged accommodation comprises an entrance hall, kitchen, cloakroom, and a spacious sitting/dining room to the ground floor.

To the first floor are three bedrooms, including a principal bedroom with en-suite, along with a family bathroom.

EPC – C

GUIDE PRICE £299,950

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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

- (a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

5 Fairfields is a semi-detached home, constructed circa 2011/2012, and pleasantly situated within the development, benefiting from an enclosed, south-facing rear garden. Ideally positioned close to the village centre and primary school, the property is well presented throughout and enjoys rural views to the front from the first floor.

The well-arranged accommodation comprises an entrance hall, cloakroom, kitchen, and a spacious sitting/dining room to the ground floor. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property offers a fully enclosed rear garden, laid to lawn with a patio seating area, and provides direct access to the garage. A further parking space is located in front of the garage.

PROBUS

Probus is a thriving community approximately 6 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 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.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.



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

ENTRANCE HALL

Stairs rising to first floor and doors to:-

CLOAKROOM

Tiled floor and with low level w.c. and pedestal wash hand basin with tiled splash back. Obscured window to front, radiator and extractor fan.

KITCHEN

3.14m x 2.57m (10'3" x 8'5")

Fitted with a good range of matching base and eye level units and drawers with worktops over, one and a half bowl stainless steel sink and drainer inset. Beko electric oven with gas hob and extractor over. Space for fridge/freezer, built in dishwasher, space for washing machine, extractor and radiator. Cupboard housing Ideal gas combination boiler.

Philip Martin



LOUNGE/DINING ROOM

4.88m x 4.17m (16'0" x 13'8")

A lovely light room with window and french doors opening to the rear garden. Under-stairs storage cupboard, radiator, t.v. and telephone points.

FIRST FLOOR LANDING

With loft access, balustrade and shelved linen cupboard.

BEDROOM ONE

3.45m x 2.77m (11'3" x 9'1")

Window to rear, radiator and door to:-

EN-SUITE

Obscured window to side. Attractive tiled shower cubicle, low level w.c. and pedestal wash hand basin. Extractor and radiator.

BEDROOM TWO

3.10m x 2.79m (10'2" x 9'1")

Window to front and radiator.

BEDROOM THREE

2.0m x 1.94m (6'6" x 6'4")

Window to rear and radiator.

BATHROOM

2.04 x 1.96 (6'8" x 6'5")

Obscured window to front, extractor and radiator. Panelled bath, tiled surround, low level w.c. and pedestal wash hand basin.

OUTSIDE

At the rear is a level lawn with patio area ideal for sitting out and completely enclosed by timber fencing. A pedestrian gate provides rear access and a pedestrian door provides access into the garage. There is also a parking space in front of the garage.

GARAGE

5.08m x 2.49m (16'7" x 8'2")

Up and over metal vehicular door. Light and power.

SERVICES

Mains water, gas, drainage and electricity.

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.

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.

DIRECTIONS

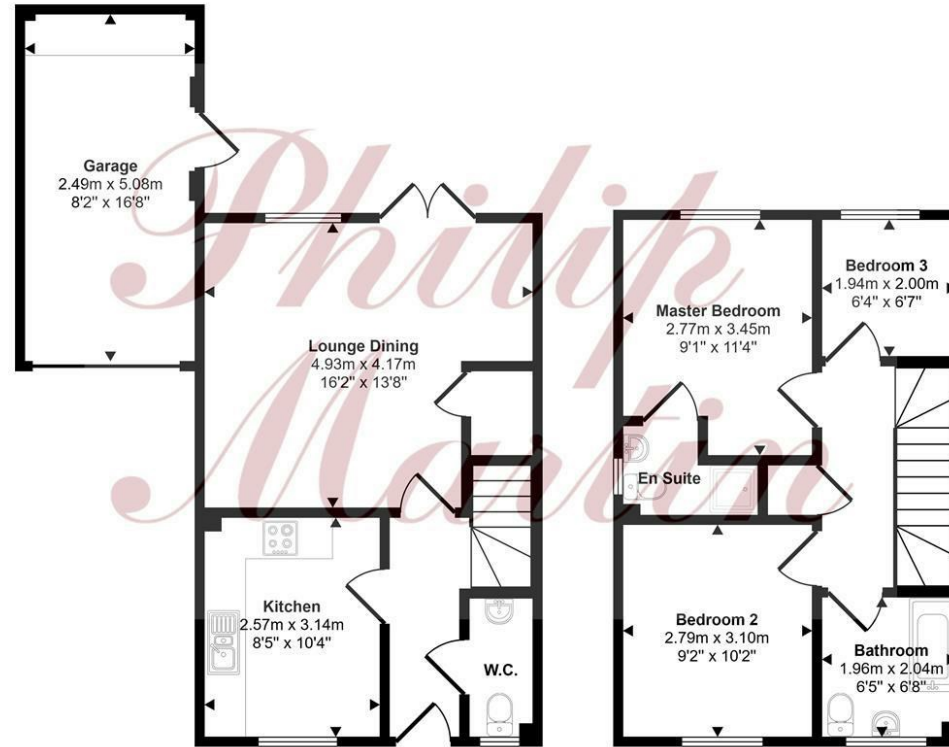
Proceed into Probus from the Truro direction and continue through the village, passing through the village square. After a short distance take the left hand turning into Fairfields and bear left. No. 5 can be found on the left hand side.

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.



Approx Gross Internal Area
86 sq m / 929 sq ft



Ground Floor
Approx 49 sq m / 531 sq ft

First Floor
Approx 37 sq m / 398 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		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-104) A				(81-91) A	
(89-91) B				(69-80) B	
(85-88) C				(55-68) C	
(81-84) D				(39-54) D	
(75-80) E				(21-34) E	
(69-74) F				(11-20) F	
(65-68) G				Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	78	79	England & Wales	EU Directive 2002/91/EC
				81	82





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin