



34 FAIRFIELDS

PROBUS, TRURO,

TR2 4FG

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS







# 34 FAIRFIELDS

## PROBUS TRURO TR2 4FG

### FOUR BEDROOM DETACHED HOUSE IN POPULAR VILLAGE LOCATION

Situated in the sought after village of Probus and within a short walk of the primary school. Accommodation includes, kitchen/ dining room, sitting room, study, reception room, W.C., four bedrooms, with two en-suites and a family bathroom. There is a completely enclosed rear garden, off road parking for numerous vehicles and a single garage.  
EPC - C.

GUIDE PRICE £425,000

*Philip Martin*

### PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.**[philip-martin.co.uk](http://philip-martin.co.uk)



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## THE PROPERTY

34 Fairfields is a four bedroom detached property situated in the highly popular and desirable village location of Probus. The location is incredibly appealing due to its close proximity to the primary school, within walking distance of the amenities of the village as well as fantastic transport links into Truro and St Austell. Offering light and spacious rooms throughout, the accommodation comprises; entrance hall, W.C., bedroom, study, kitchen/ dining room and sitting room to the ground floor, with four bedrooms, a master en-suite, a Jack and Jill en-suite as well as a family bathroom to the first floor. There is off road parking for three vehicles, a single garage and a generous sized garden laid to lawn that is completely enclosed and therefore perfect for children and pets. There is gas central heating and double glazing throughout.

## 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):

## GROUND FLOOR

### DINING ROOM

3.38 x 3.00 (11'1" x 9'10")

Versatile room that could be occupied as a separate dining room, children's play room or downstairs bedroom. Window to front. Radiator.

### OFFICE

2.93 x 2.93 (9'7" x 9'7")

Useful space for those working from home. Window to front. Radiator.



### KITCHEN/ BREAKFAST ROOM

3.86 x 3.83 (12'7" x 12'6")

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer, integrated electric oven and hob with extractor fan over. Space for fridge/ freezer, dishwasher and washing machine. Cupboard housing gas boiler. Double doors opening into rear garden. Ample space for dining table. Radiator.

### SITTING ROOM

4.39 x 4.17 (14'4" x 13'8")

Light and spacious room with window and double doors to rear. Radiator.

### W.C.

Low level W.C. and pedestal hand wash basin.

### CUPBOARD

Useful coat storage facility.

*Philip Martin*





## FIRST FLOOR

### LANDING

Access to loft and doors into;

### BEDROOM ONE

4.31 x 3.27 (14'1" x 10'8")

Window to rear overlooking garden. Radiator. Door into;

### EN-SUITE

Comprising a fully tiled shower cubicle, pedestal hand wash basin and low level W.C. Heated towel rail, extractor fan and obscured window to rear.

### BEDROOM TWO

4.08 x 3.50 (13'4" x 11'5")

Window to front. Radiator. Door into Jack and Jill en-suite shower room.

### BEDROOM THREE

3.04 x 2.92 (9'11" x 9'6")

Window to front. Radiator. Door into;

### JACK AND JILL EN-SUITE

Comprising a fully tiled shower cubicle, pedestal hand wash basin and low level W.C. Heated towel rail, extractor fan and obscured window to front.

### BEDROOM FOUR

3.04 x 2.73 (9'11" x 8'11")

Window to rear. Radiator.

### BATHROOM

2.11 x 1.90 (6'11" x 6'2")

Comprising a bath, pedestal hand wash basin and low level W.C. Obscured window to side, heated towel rail and extractor fan.

### OUTSIDE

The property benefits from off road parking for several vehicles, with a single garage to the side. The rear garden is laid to lawn and is completely enclosed and therefore perfect for children and pets.

### GARAGE

Metal up and over door. Power connected.

### SERVICES

Mains water, electric, drainage and gas.

## N.B

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

## DIRECTIONS

Proceed into Probus from the Trewithen roundabout (at the top of the Probus bypass). Proceed over the mini roundabout and take the next right hand turning into Fairfields. Follow the road around to the left and the cul-de-sac where 34 Fairfields is easily located on the right hand side where a Philip Martin for sale board has been erected.

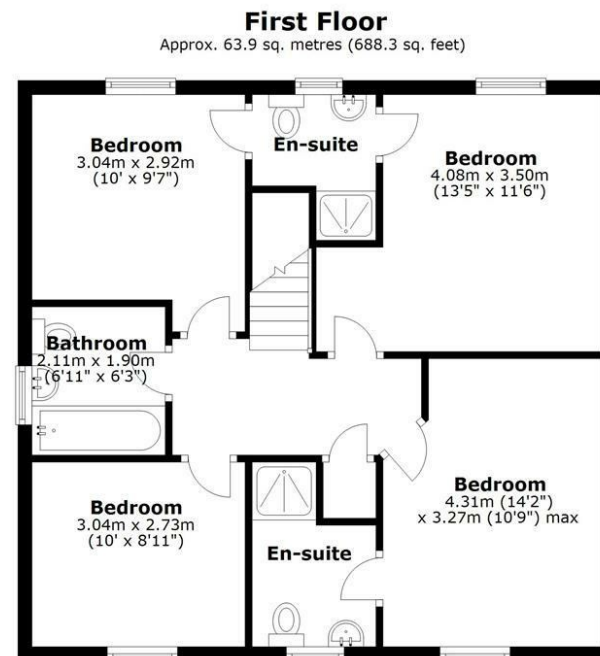
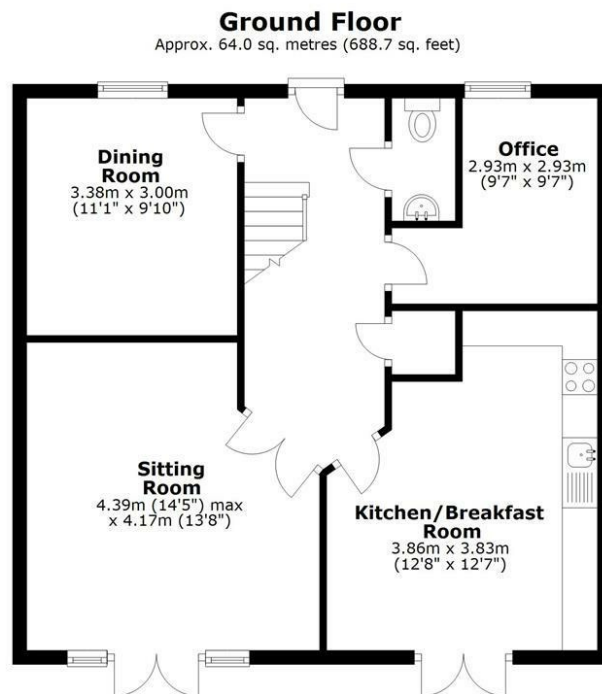
## VIEWING

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

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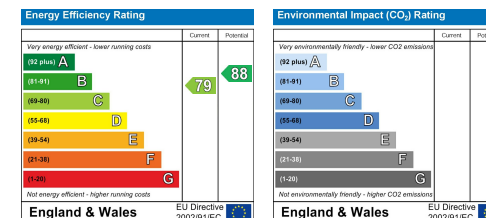




Total area: approx. 127.9 sq. metres (1377.0 sq. feet)

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 illustration purposes only and should be used as such.  
Plan produced using PlanUp.

## 34 Fairfields, Probus



*Philip Martin*









PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

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