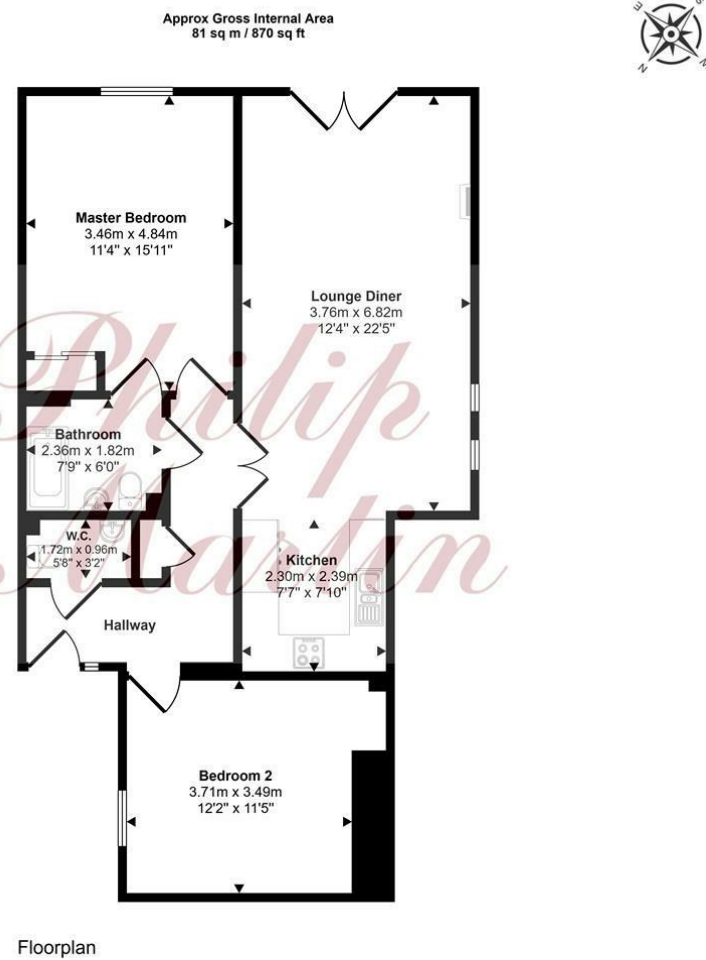


## TRESAWYA DRIVE, TRURO

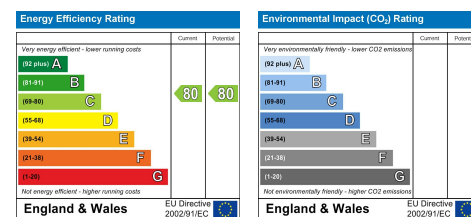


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### KEY FEATURES

- SPACIOUS APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING ROOM
- BATHROOM
- PRIVATE GARDEN
- UNDERCOVER PARKING
- CLOSE TO CITY CENTRE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO CHAIN

### ENERGY PERFORMANCE RATING



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

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

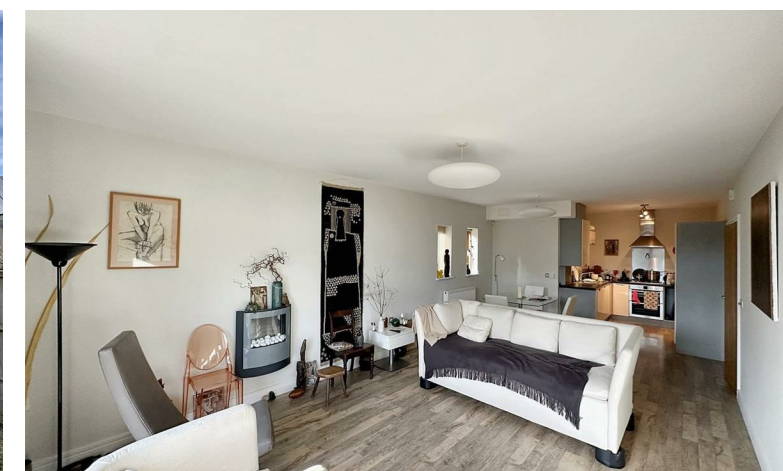
3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



### 6 CHY BRE, TRESAWYA DRIVE, TRURO, TR1 2GF

### TWO BEDROOM APARTMENT WITH GARDEN AND PARKING SOLD WITH NO CHAIN

A spacious two bedroom apartment situated in a fantastic location, within a short walk of the city centre. Situated on the ground floor, the property benefits from its own garden which is laid to decking and lawn. Accommodation includes; entrance hall, cloakroom, open plan kitchen/dining/sitting room, two double bedrooms and a jack and jill bathroom.

There is allocated undercover parking for one vehicle, and the property is gas centrally heated and double glazed.

EPC - C. Leasehold. Council Tax - C.

GUIDE PRICE £219,950



## THE PROPERTY

The position of 6 Chy Bre is superb, being within close proximity of Lemon Street and Falmouth Road, and just a short walk from the city centre yet being surprisingly quiet and private. It is a light and spacious ground floor apartment enjoying its own private garden. The accommodation briefly comprises: entrance hall, cloakroom, open plan living/kitchen/dining room, two double bedrooms and bathroom. All of the windows are double glazed and the apartment benefits from mains gas central heating. There is a private rear garden laid to decking and lawn with it's own separate access; as well as undercover parking for one vehicle. The grounds are communal and there is secure gated pedestrian and vehicular entry from Infirmary Hill as well as telephone intercoms to all apartments.

## 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

## CLOAKROOM

5'7" x 3'0" (1.72m x 0.92m)  
Comprising low level w.c. and pedestal hand wash basin.

## BEDROOM

12'2" x 11'5" (3.71m x 3.49m)  
Window to side with fitted shutters. Radiator.

## CUPBOARD

Useful storage cupboard.

## BATHROOM

7'8" x 5'11" (2.36m x 1.82m)  
A jack and jill style bathroom comprising low level w.c, pedestal wash hand basin, panel bath with fully tiled surround, shower screen and shower over. Extractor fan and heated towel rail.

## BEDROOM

15'10" x 11'4" (4.84m x 3.46m)  
Window to rear. Radiator.

## KITCHEN

7'10" x 7'6" (2.39m x 2.30m)  
Fitted with a range of mainly base level kitchen units with worktops over and tiled splashbacks. Integral double oven with gas hob, stainless steel splashback and extractor hood over. One and a half bowl stainless steel sink. Integrated appliances including dishwasher, fridge/freezer and washing machine.

## SITTING/DINING ROOM

22'4" x 12'4" (6.82m x 3.76m)  
Ample space for dining table and seating area. Two windows to side aspect and double doors opening out onto rear garden. Radiator.

## OUTSIDE

A private garden accessed from the sitting room out onto a decking area for outdoor dining. There is also a section of lawn with separate side access.

## SERVICES

Mains water, electricity, drainage and gas are connected.



## N.B

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

## COUNCIL TAX

C.

## TENURE

LEASE DETAILS:-

999 year lease from 2008. Ground rent is £100 per annum and the service charge is £149 per calendar month.

## DIRECTIONS

Leaving Truro along Lemon Street turn right into Charles Street and first left into Infirmary Hill. After a short distance the entrance gates are easily identified on the right and clearly signposted.

## 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

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.

