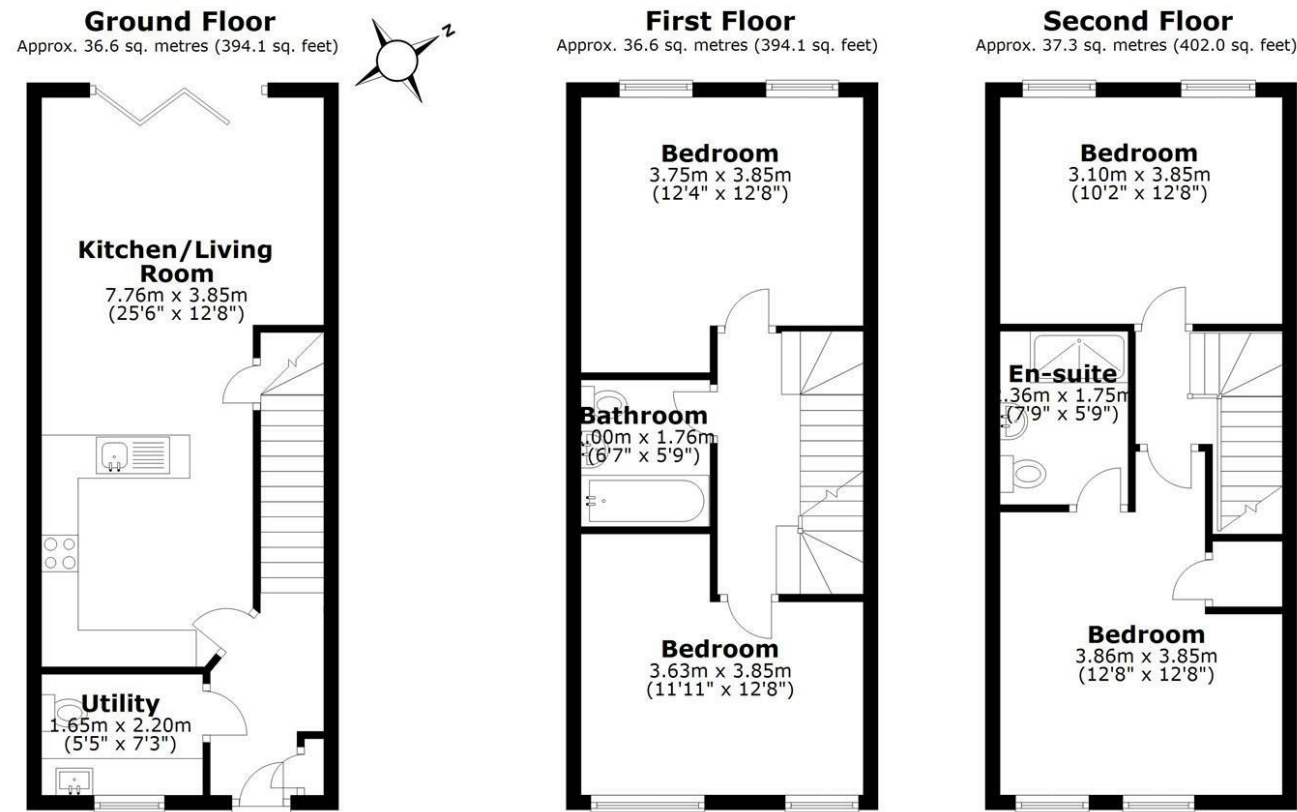


TRESAWYA DRIVE, TRURO



Total area: approx. 110.6 sq. metres (1190.2 sq. feet)

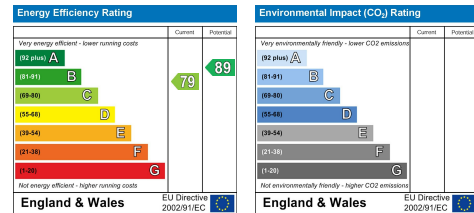
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.  
Plan produced using PlanUp.

**6 Chy Rentoul, Truro**

**KEY FEATURES**

- MODERN TERRACE PROPERTY
- FOUR BEDROOMS
- OPEN PLAN LIVING ROOM
- BATHROOM
- UTILITY ROOM
- ENCLOSED REAR GARDEN
- LOW MAINTENANCE
- OFF ROAD PARKING
- CITY CENTRE LOCATION
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



**6 CHY RENTOUL, TRESAWYA DRIVE, TRURO, TR1 2GJ**  
MID TERRACE MODERN HOUSE SOLD WITH NO CHAIN

This three/four bedroom mid terrace property is situated within Truro. Set within a popular residential development in the heart of the city, the property offers light and spacious accommodation, spread across three floors. Well presented throughout and comprising; entrance hall, utility room/w.c. and open plan kitchen/dining/ sitting room to the ground floor with two bedrooms and a bathroom to the first floor and two further bedrooms (master en-suite to the second floor). There is an enclosed rear garden as well as an allocated parking space. Being sold with no chain, internal viewing is essential.  
EPC - C. Freehold. Council Tax - D.

GUIDE PRICE £340,000

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## THE PROPERTY

6 Chy Rentoul is a four bedroom modern terrace house situated in a convenient residential location within Truro. Located just a stone's throw from the city centre, the property is within walking distance to a wide array of amenities including train station, primary and secondary schools, Truro College and Treslike. Much larger than first apparent, including four double bedrooms, the property is well presented throughout. In all, the accommodation comprises; entrance hall, utility room with w.c. and open plan kitchen/dining/ sitting room to the ground floor with two bedrooms and a bathroom to the first floor. There are a further two bedrooms (master en-suite) to the second floor. There is an allocated parking space at the front of the property and a completely enclosed rear patio garden.

## 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):

## GROUND FLOOR

### ENTRANCE HALLWAY

### UTILITY ROOM WITH W.C.

7'2" x 5'4" (2.20m x 1.65m)  
With space and plumbing for washing machine and dishwasher. Mains gas boiler. Inset sink with window to front and low level w.c. Radiator.



## KITCHEN/DINING/SITTING ROOM

25'5" x 12'7" (7.76m x 3.85m)  
Open plan living space with kitchen comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer and integrated oven with gas hob and extractor fan over. Ample space for dining table with sitting room benefitting from bi-folding doors opening out onto rear garden laid to patio. Two radiators.

## FIRST FLOOR

### BEDROOM TWO

12'7" x 11'10" (3.85m x 3.63m )  
Two windows to rear. Radiator.

### BEDROOM THREE

12'7" x 12'3" (3.85m x 3.75m)  
Two windows to front. Radiator.

## BATHROOM

6'6" x 5'9" (2.00m x 1.76m)  
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

## SECOND FLOOR

### BEDROOM ONE

12'7" x 12'7" (3.86m x 3.85m)  
Two windows to front. Radiator. Door into;



## EN-SUITE

7'8" x 5'8" (2.36m x 1.75m)  
Comprising walk in shower cubicle, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

## BEDROOM FOUR

12'7" x 10'2" (3.85m x 3.10m)  
Two windows to rear. Radiator.

## OUTSIDE

Accessed via the bi-folding doors from the open plan sitting room, there is a rear garden that is completely enclosed with timber fencing and it is laid to patio for ease of maintenance. There is also an allocated parking space.

## SERVICES

Mains water, electric, drainage and gas.

## N.B

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

## TENURE

Freehold.

## COUNCIL TAX

D.

## DIRECTIONS

Proceeding up Lemon Street turn right opposite the Lander monument into Infirmary Hill. Bear left into Tresawya Drive and then turn right into Tresawya Drive again. Follow the road into Chy Rentoul and No.6 can be found directly ahead.

