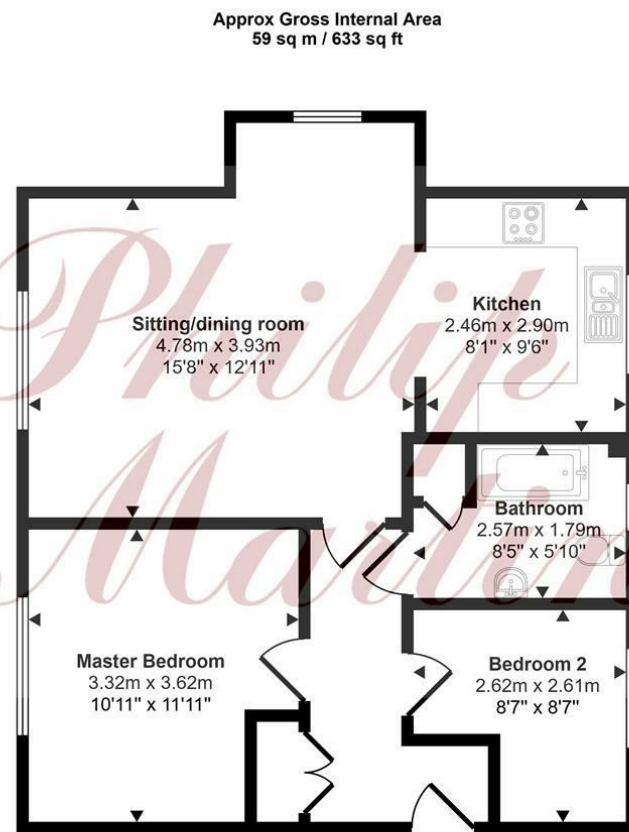


CHYGOOSE DRIVE, TRURO



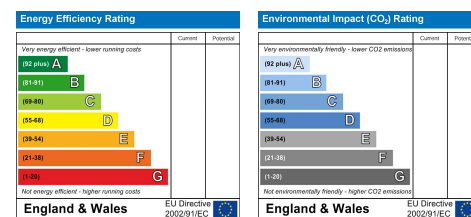
Floorplan

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

- NO CHAIN
- TWO BEDROOMS
- HOSPITAL NEARBY
- DOUBLE GLAZING THROUGH OUT
- GAS CENTRAL HEATING
- SITTING/DINING ROOM
- LOW MAINTENANCE
- BUY TO LET INVESTMENT

ENERGY PERFORMANCE RATING



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



15 CHYGOOSE DRIVE, TRURO, TR1 3FN

WELL PRESENTED TWO BEDROOM APARTMENT SOLD WITH NO CHAIN

A light and spacious two-bedroom apartment in a sought-after development on the outskirts of Truro city centre, offering convenient access to local amenities. In all the accommodation comprises; kitchen, sitting/dining room, two bedrooms and a family bathroom. Externally there is off road parking for one vehicle with a parking permit available for a second car. The property is offered for sale with no onward chain. EPC-C. Freehold. Council Tax-B.

GUIDE PRICE £210,000

GENERAL COMMENTS

15 Chygoose Drive is a well-presented two-bedroom apartment situated within a sought-after residential development on the outskirts of Truro city centre, offering convenient access to the excellent range of local amenities the city has to offer. The property provides well-arranged accommodation comprising a sitting/dining room, kitchen, two bedrooms and a bathroom. Externally there is off road parking for one vehicle with a parking permit available for a second car. The apartment would make an ideal purchase for a first-time buyer, those seeking a conveniently located home or an investor looking for a buy-to-let opportunity. Offered for sale with no onward chain, an internal viewing is highly recommended.

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.

ENTRANCE HALL

KITCHEN

8'0" x 9'6" (2.46m x 2.90m)

Fitted kitchen with a range of base and eye-level units, electric cooker, gas hob with extractor hood over, space and plumbing for appliances and stainless steel sink with drainer.

SITTING/DINING ROOM

15'8" x 12'10" (4.78m x 3.93m)

Dual aspect with windows to the front and side. Radiator.



MASTER BEDROOM

10'10" x 11'10" (3.32m x 3.62m)

Window to front. Radiator.

BEDROOM TWO

8'7" x 8'6" (2.62m x 2.61m)

Window to rear. Radiator.

BATHROOM

8'5" x 5'10" (2.57m x 1.79m)

Bath with shower over and tiled to full height. Low level w.c and hand wash basin. Radiator.

OUTSIDE

Externally there is off road parking for one vehicle with a parking permit available for a second car.

COUNCIL TAX

B.

SERVICES

Mains electric, water, drainage and gas (The boiler was renewed in January 2026).

TENURE

Leasehold.

Ground rent is £250 per annum.

Service charge £1192.92 per annum.

99 year lease from 2013.

N.B

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



DIRECTIONS

From Truro city centre, follow the signs towards the A390 and Threemilestone. Continue towards Royal Cornwall Hospital and just after passing the Truro Prep School sign take the first left into the residential area. 15 Chygoose Drive can be found at the bottom of the development.

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.