



23 Chy Bre, Tresawya Drive, Truro, TR1 2GF

£1,200 Per Month

This is a well presented, light and spacious, two-bedroom first floor apartment close to Truro City Centre and all local amenities.

Situated in ever popular private gated development of Chy Bre, this property has a wonderful, light, open plan kitchen (with appliances) and living room with access to the property's private balcony, two good sized double bedrooms, the master with en-suite and an additional family bathroom.

The property has the added benefit of gas central heating, double glazing, communal gardens and one private/secure underground parking space.

The property is offered on an un-furnished basis for a long term let from mid-August. EPC band B. Council tax band C. Mains utilities including water, gas and electric to be paid to the suppliers direct by the tenants.

Holding deposit equivalent to one weeks rent, payable upon acceptance. Security deposit equivalent to five weeks rent.

To check the broadband in the area of this property, this link can be used: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

Key Features

- Modern and light first floor apartment
- One secure underground parking space
- Close to Truro City Centre and local amenities
- Gas central heating
- EPC band B
- Two double bedrooms, master with en-suite shower room
- Forming part of a modern development
- Private balcony
- Dishwasher and washer drier
- Council tax band C



THE ACCOMMODATION COMPRISES

COMMUNAL HALLWAY

Lift from the under-ground car parking, access to Numbers 22 and 23 Chy Bre only, tall glazed screen with door opening onto an attractively landscaped communal courtyard garden. Internal glazed door and staircase providing pedestrian access to the exterior.

RECEPTION HALL

Number 23 enjoys a particularly deep private reception hall with window to the property's own balcony. Video entry phone system, telephone point, electrical trip switching, radiator, double doors to broad, full height storage cupboard.

LIVING ROOM

A quite exceptional, light, open-plan, triple aspect room with full height screen to two elevations, one of which has a casement door opening onto the property's private paved balcony with hardwood handrail and ornamental balustrading - all providing a slightly elevated outlook over Tresawya Drive.

LOUNGE AREA

Double doors opening from the reception hall, radiator, telephone point and TV aerial sockets etc, peninsula unit/breakfast bar opening into the:-

KITCHEN AND DINING AREA

Well appointed with a comprehensive range of high gloss white base and wall units with brushed steel handles, rounded worksurfaces and complementary tiled splashbacks. Inset stainless steel sink unit with mixer tap and cutlery drainer, integrated Indesit washing machine, fitted Blomberg fridge and freezer cabinets below the peninsula unit. Hotpoint dishwasher, four-ring stainless steel gas hob with stainless steel splashback, illuminated filter canopy over and, below, an Electrolux double oven/grill. Wall cupboard housing Main gas fired boiler providing domestic hot water and central heating. Additional radiator, windows to three elevations, including two full height screens, providing an ideal sitting/dining space, again with views over the development.

BEDROOM ONE

Window to the rear elevation, radiator, TV aerial socket, door to:-

EN-SUITE SHOWER ROOM/WC

Attractively appointed with a white three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap and broad walk-in fully tiled shower cubicle with mains-powered twin head shower. Ceramic tiled flooring, inset downlighters, tall towel rail/radiator, illuminated wall mirror with shaver socket.

BATHROOM/WC

Again, attractively appointed with a white contemporary three-piece suite comprising a pedestal wash hand basin with mixer tap and tiled splashback, low flush WC and panelled bath with handgrips, glazed shower screen and Mira instant shower. Part tiled walls, inset downlighters, radiator, extractor fan, shaver socket. Broad wall mirror with inset downlighters.

BEDROOM TWO

Full height corner window with views over the communal

courtyard garden to the original city hospital building. Radiator, TV aerial socket, telephone point.

THE EXTERIOR

UNDER-GROUND PARKING

Accessed from Infirmary Hill, off Corte Spry, through electronic gates operating by way of a key code or fob. Proceed across the brick pavia forecourt of William Wood House and take the entrance into the under-ground car parking. Follow the signs in a clockwise direction and the numbered space for Number 23 will be found on the right-hand side, close to returning to the entrance/exit. Within this under-ground parking is the bin storage, additional visitors parking spaces, cycle store and door (with key code) to lift shaft leading to Number 23.

COMMUNAL AREAS

The apartment is within a select and secure gated development with underground allocated parking space, There is visitor parking available. Surrounding the apartment are large, level and beautifully planted communal gardens and grounds.

VISITOR PARKING

Visitor parking within secure parking area.

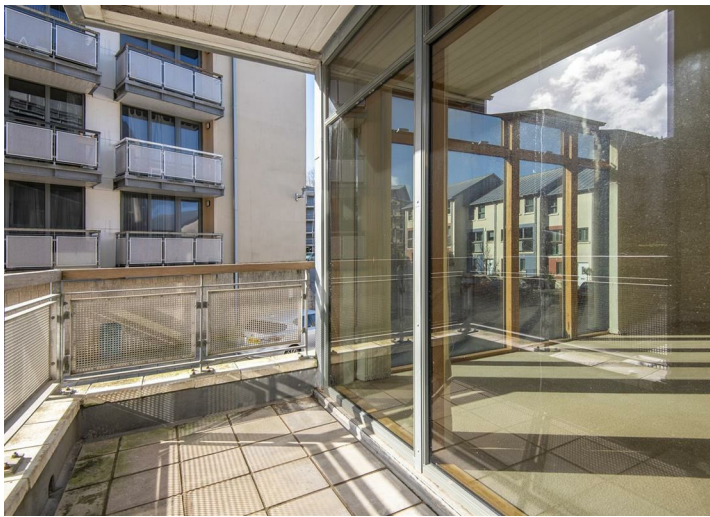
GENERAL INFORMATION

SERVICES

Main gas, electric, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.



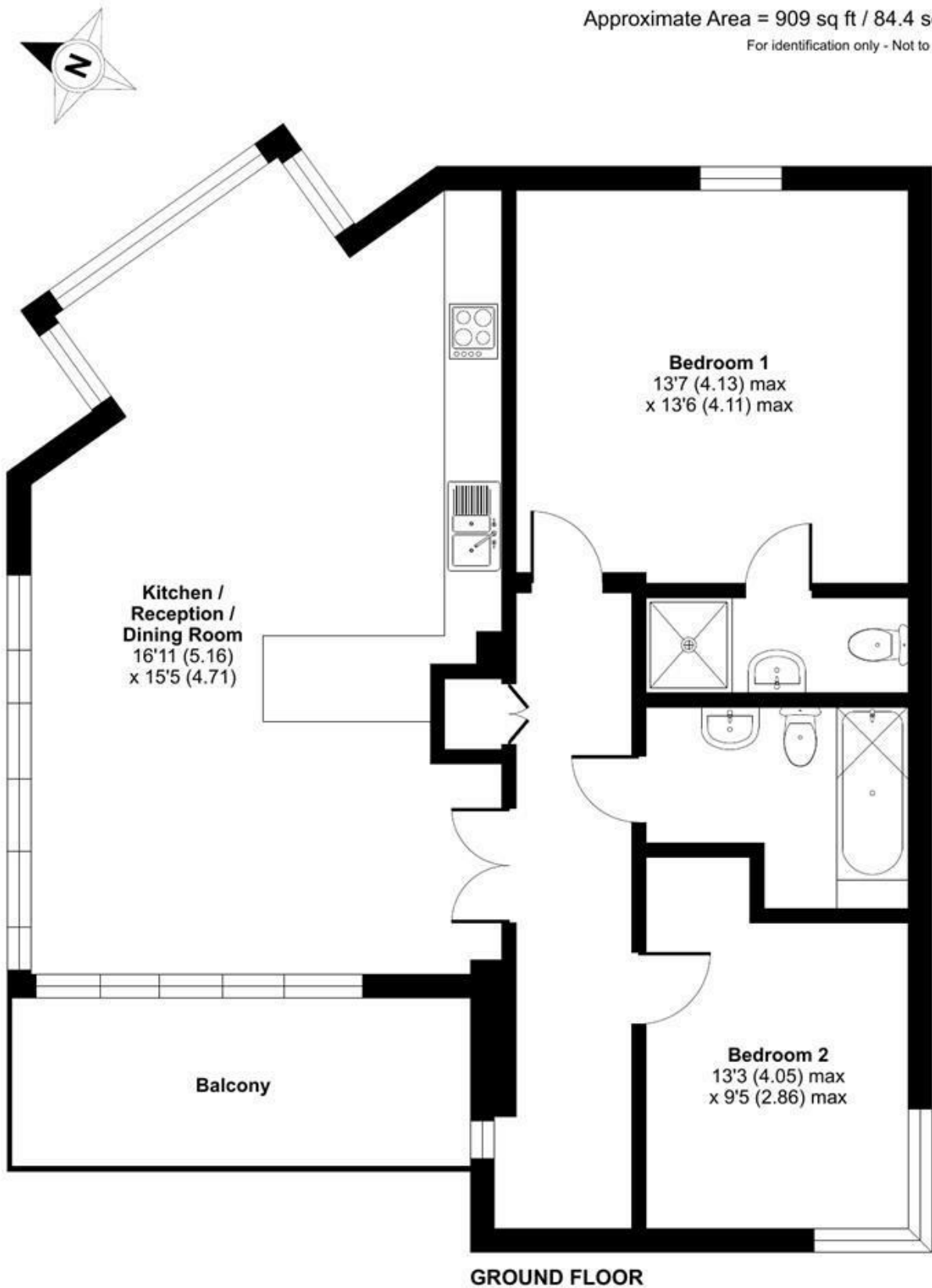


Floor Plan

Tresawya Drive, Truro, TR1

Approximate Area = 909 sq ft / 84.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Laskowski & Company. REF: 1255044