

- Offered With No Onward Chain
- Open Plan Kitchen/Living/Dining Room
- Double Bedroom
- White Bathroom Suite

39 Yew Tree Court, Chy Hwel, Truro, TR1 1AF

Asking Price Of £125,000

Located within this popular and well maintained development, is this Grade II listed one bedroom ground floor apartment. The property comprises of: A welcoming entrance hallway with doors to the following: Open plan kitchen/living/ dining room having sash windows to the rear and side elevations. The kitchen area can be found to one side with the living/dining area opposite being a good size. From the entrance hallway you will find the double bedroom and bathroom having a white suite. The complex has beautifully manicured communal gardens, allocated parking with a number of visitors spaces and use of the



Property Description

DESCRIPTION

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LOCATION

The development is situated on the eastern side of Truro city centre and is also within walking distance to a bus stop which provides a regular service into the city centre. Truro itself has a wide range of shops, restaurants, bars and schooling facilities together with a mainline railway station which connects to London Paddington.

COMMUNAL HALL

A door opens into the communal hallway where you will find the front entrance door to the property.

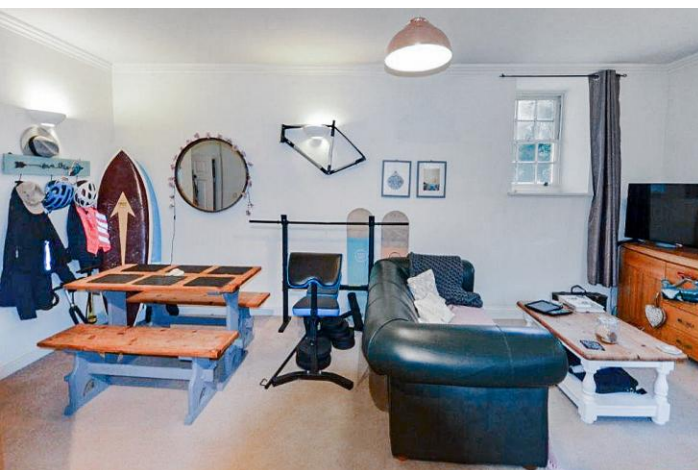
FRONT ENTRANCE

The front door opens into the welcoming hallway which has storage cupboards to one side, doors lead to the following accommodation.

OPEN PLAN LIVING/KITCHEN/DINING ROOM

19' 7" x 16' 4" x 9'7(5.97m x 5.00m x 2.93m) The open plan Living/Kitchen/Dining Room is of a good size with 2 sash windows to the rear plus another 2 sash windows to both sides plus radiator.

The kitchen area is fitted with a range of wall and base





units with complimentary worktops incorporating stainless steel sink and drainer unit with mixer tap over having tile splash backs. There is a built in oven, 4 ring gas hob with extractor fan above, space for washing machine. Wall mounted boiler. Sash window to the side. The living and dining area is to one side with wall lights and sash window.

BEDROOM

13' 0" x 11' 3" (3.97m x 3.45m) Sash to side elevation, radiator.



BATHROOM

Fitted with a white suite comprising of a white bath with shower over with glass screen. Low level W.C wash hand basin with mixer tap over and cupboard under. Extractor fan, ceiling downlights.



OUTSIDE

COMMUNAL GARDENS

AGENTS NOTE

The property is leasehold and has a 999 year lease from 1999, there is a service charge of £1,390 per annum which includes gardening, window cleaning, building insurance, management company contribution and lighting and up keep of communal area. There is a ground rent of £64.38 every six months.

DIRECTIONS

From the Trafalgar roundabout at the bottom of Tregolls Road take the dual carriageway up the A39 signposted to St Austell. Continue through the traffic lights into the single lane section and at the top on the right hand side turn into Penair Crescent. Yew Tree Court can be found on the left handside, number 39 can be found at the rear of the development.

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements