



MAP estate agents
Putting your home on the map

**Ellen Close,
Mount Hawke, Truro**

**Offers in Excess of £175,000
Freehold**





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Property Introduction

An opportunity to purchase one of these popular Cumberhomes situated in the sort after village of Mount Hawke. The property does require modernisation and redecoration throughout but creates the chance for a purchaser to refurbish the bungalow to their own taste and style. In brief the accommodation comprises of an entrance porch, two bedrooms, open planned lounge/diner incorporating the kitchen plus a shower room and conservatory which does require some repairs. Externally is a manageable size garden to the rear while detached and just a short walking distance away is access to the en-bloc garage.

Location

Mount Hawke is situated in an ideal position for access to the A30 therefore enabling travelling to other areas of the county that much easier and convenient. Within the village there is a strong community spirit with local amenities including a convenience store, post office and cumber home development club house, whilst being located close to the popular surfing beaches of Porthtowan and Portreath. The north coast is renowned for its dramatic landscape being popular with walkers taking in the spectacular views. The city of Truro with its mainline railway station is approximately 10 miles distant, this being popular with tourists enjoying the Georgian architecture cobbled streets three spired cathedral and is also home for the Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISSES

ENTRANCE PORCH

Doorway to exterior, double storage cupboard, doorway giving access to:-

INNER HALLWAY

Access to loft with ladder, built in cupboard with water heater. Access to:-

OPEN PLANNED LIVING AREA 24' 2" x 15' 4" (7.36m x 4.67m)

maximum measurements, L-shaped

KITCHEN

'Velux' window, one and quarter sink unit with mixer tap, a range of base and wall mounted storage cupboards, a range of work surfaces, double oven and plumbing for automatic washing machine. Hob, with extractor over, tiled floor, recesses for fridge access to:-

LOUNGE

With mock fireplace and folding doors giving access to:-

CONSERVATORY 11' 8" x 9' 10" (3.55m x 2.99m) maximum measurements, irregular shape

Double doors to exterior, tiled floor. This conservatory however does require some repairs.

BEDROOM ONE 9' 11" x 9' 8" (3.02m x 2.94m)

uPVC double glazed window to front elevation and double wardrobe.

BEDROOM TWO 14' 2" x 6' 7" (4.31m x 2.01m) maximum measurements

Sliding wardrobe and borrowed light window from porch.

SHOWER ROOM

Pedestal wash hand basin, close coupled WC, shower cubicle, 'Velux' window, tiled walls and floor.

EXTERIOR

The property is approached by a pathway leading to the front door while to the rear is a manageable enclosed garden. Detached from the property and just a short walking distance is the single garage with single up and over door.

SERVICES

Mains drainage, water and electric.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'. Please be advised there is a £30.00 per quarter service charge.

DIRECTIONS

Upon entering the village of Mount Hawke at the first junction turn right taking the first turning on the right hand side taking you into Ellen close, follow the road around to the left and the property is located at the end of the cul-de-sac on the left hand side where a MAP for sale sign has been erected for identification purposes. If using What3words: modem.raced.pasting



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home



- Mid-terrace bungalow
- Located within the popular cumber home development
- Two bedrooms
- Open plan living area comprising lounge/diner and kitchen
- Electric heating system
- Shower room
- En-bloc garage
- Vacant possession
- Requiring updating and redecoration
- Ideal village location close to local amenities

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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sales@mapestateagents.com

Gateway Business Park, Barcoose
Cornwall TR15 3RQ

www.mapestateagents.com