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**Charlotte Close,
Mount Hawke, Truro**

**£235,000
Freehold**





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Property Introduction

An opportunity to purchase this well-presented extended mid terrace bungalow located in a quiet residential area within the village of Mount Hawke.

The accommodation, which has been extended to the rear, offers generous size rooms comprising of an entrance porchway, lounge, galley-style kitchen, bathroom and two bedrooms with the accommodation having the benefit of double glazed windows and doors plus underfloor heating throughout.

Externally, to the front is a landscaped well-stocked garden with circular patio with pathway leading to the property with the rear garden being enclosed, paved and accessed to the single garage.

The property is offered for sale chain free.

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. 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 situated close to the popular surfing beaches are 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 ten miles distant and is popular with tourists enjoying the Georgian architecture, cobbled streets, three-spired cathedral and is home to the Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISES

Double glazed door to:-

ENTRANCE PORCHWAY

Louvre door storage cupboard and fifteen-light door giving access to:-

LOUNGE 15' 3" x 13' 8" (4.64m x 4.16m) maximum measurements

Double glazed window to the front. Wood flooring with underfloor heating and doorway giving access to:-

INNER HALLWAY

Built-in storage cupboard, wood flooring and underfloor heating. Access to:-

KITCHEN 8' 5" x 6' 8" (2.56m x 2.03m)

'Velux' window, serving hatch into lounge, stainless steel single drainer sink unit with mixer tap, range of base and wall-mounted storage units, range of working surfaces, plumbing for automatic washing machine, granite tiled floor, part tiled walls, three-drawer storage unit and recess for cooker.



BEDROOM ONE 17' 5" x 9' 3" (5.30m x 2.82m) maximum measurements

Double glazed window to the rear and underfloor heating.

BEDROOM TWO 17' 6" x 5' 4" (5.33m x 1.62m) maximum measurements

Double glazed window to the rear and underfloor heating.

BATHROOM

Pedestal wash hand basin, panelled bath with shower over, close coupled WC, tiled walls, cupboard housing water tank, wall lights and shaver point.



OUTSIDE

The property is approached via a pathway with garden to the right which has been landscaped with ornate pond, circular paved patio and a variety of shrubs and palm trees. The rear garden is enclosed being paved with a useful storage shed and access to the:-

GARAGE 14' 11" x 8' 4" (4.54m x 2.54m)

Electric, lights and power points connected. Garage door to front and pedestrian door to rear.



SERVICES

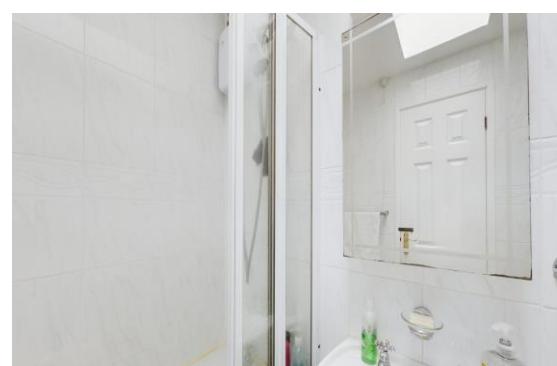
Mains drainage, water, electricity and drainage.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'. Please note, planning permission was granted on the 2nd April 2012 for a new front porch, approved with conditions (Planning Ref PA12 01769).

DIRECTIONS

On entering Mount Hawke from Chiverton Cross, turn right into Highfield Road taking the next turning on the right-hand side into Charlotte Close. Take the next turning on the left and continue along where Number 50 will be identified on the right-hand side. If using What3words: shelved.crucially.incisions



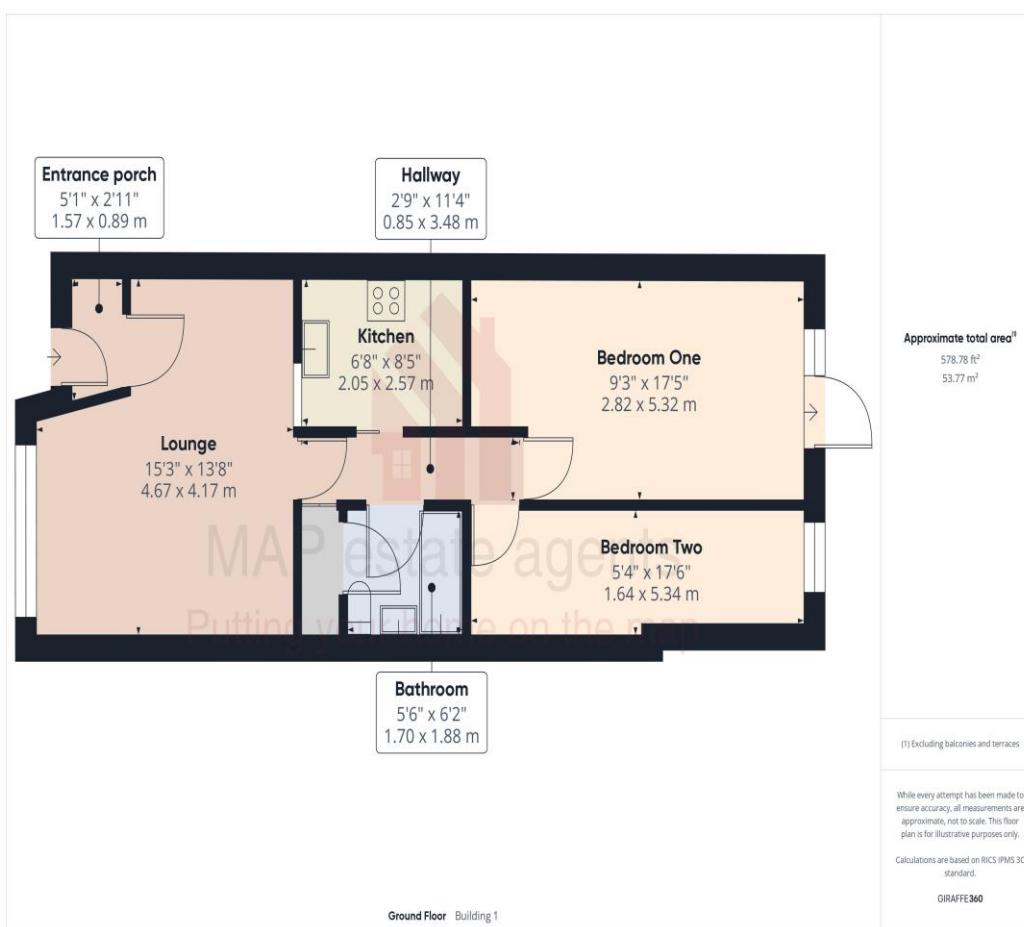
Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Extended terraced bungalow
- Two bedrooms
- Generous size lounge
- uPVC double glazed windows and doors
- Underfloor heating
- Bathroom with electric shower
- Entrance porchway
- Landscaped gardens to the front, enclosed paved rear garden
- Garage
- Popular village location



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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