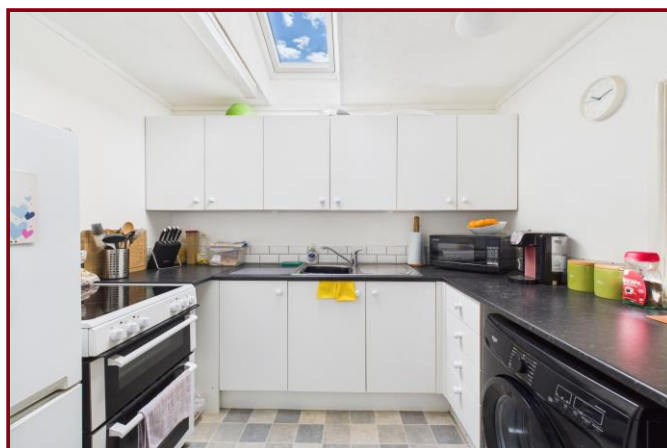
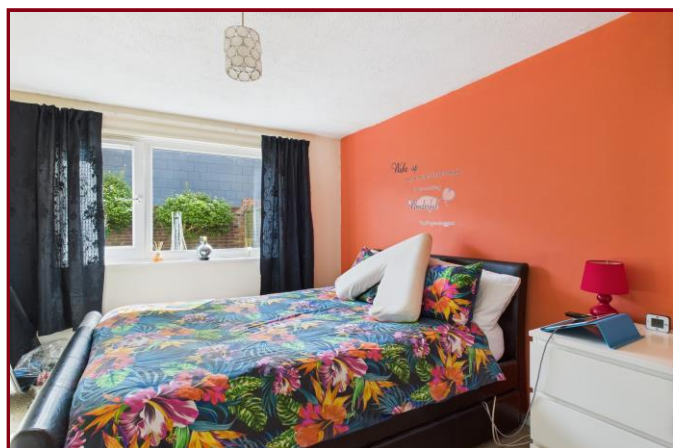




**MAP estate agents**  
Putting your home on the map

**Ellen Close,  
Mount Hawke, Truro**

**£199,950  
Freehold**







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## Property Introduction

Located within the popular Cumberhomes development is this modern terraced bungalow benefiting from uPVC double glazed windows and doors complemented by an underfloor electric heating system.

An entrance porch gives access into a spacious lounge diner with an inner hallway leading to the bathroom, kitchen and two bedrooms both of which having fitted wardrobes and one of them with uPVC sliding doors to the rear garden.

Externally the garden to the rear is enclosed and paved with a variety of trees whilst the front it is lawned with a pathway leading to the front door.

## Location

Mount Hawke is situated within an ideal position for access to the main A30 enabling travelling to other parts of the county and beyond that much easier and convenient. Within the village itself there is a strong community spirit with local amenities including a village store, post office and nearby is the Cumberhomes development clubhouse. The village is also ideally situated for accessing the north coast with its breath-taking coastal scenery and cliff top walks, as well as being popular for surfers at the nearby beaches of Porthtowan and Portreath.

The city of Truro is approximately ten miles distance being the main centre in Cornwall for business and commerce with its cobbled streets and Georgian architecture, it is also popular for visitors and locals to enjoy the shopping centre all as being home to the Hall for Cornwall situated on the piazza.

## ACCOMMODATION COMPRISES

Entrance door with stained glass opening to:-

## ENTRANCE PORCH

Doorway accessing:-

## LOUNGE/DINER 21' 5" x 15' 5" (6.52m x 4.70m) maximum measurements

uPVC double glazed window to front elevation with a mock slate fireplace and a hearth. Glazed door leading to:-

## INNER HALLWAY

Access to loft, built-in storage cupboard, access to:-

## KITCHEN 8' 2" x 6' 7" (2.49m x 2.01m)

Velux window, single stainless steel sink unit with mixer tap, base and wall mounted storage cupboards, work surfaces, four drawer storage unit, plumbing for automatic wash machine, serving hatch to lounge.

## BEDROOM ONE 12' 7" x 9' 0" (3.83m x 2.74m) maximum measurements

Double glazed window to rear elevation, built-in wardrobes.

## BEDROOM TWO 12' 10" x 6' 3" (3.91m x 1.90m) maximum measurements

uPVC double glazed window to rear elevation, built-in wardrobes and sliding uPVC patio doors to the garden.

## BATHROOM

Pedestal wash hand basin, close coupled WC and panelled bath with shower over. Velux window, tiled walls, built-in storage cupboard.

## EXTERIOR

Immediately the front of the property is a lawned garden with a pathway giving direct access to the property. The rear garden is enclosed being paved and offers a variety of trees as well as having a useful water tap. Nearby we understand is communal parking for the development.

## SERVICES

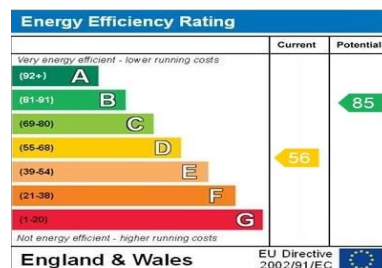
Mains drainage, mains water and mains electricity.

## AGENT'S NOTE

The Council Tax band for the property is band 'B'.

## DIRECTIONS

On entering Ellen Close, follow the road around to the right where the property is situated on the right hand side. If using What3Words:- loathing.gasp.purple.







## MAP's top reasons to view this home

- Modern terraced bungalow
- Located within popular residential area
- Two bedrooms with built-in wardrobes
- Bathroom with electric shower
- Underfloor heating system
- uPVC double glazed windows and doors
- Enclosed rear garden
- Lawned front garden
- On-site clubhouse
- Ideal location for level walk to the local shops and amenities



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