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**Mount Hawke,  
Truro**

**Guide Price £425,000  
Freehold**





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## **Property Introduction**

An opportunity to purchase this delightful detached bungalow located in a quiet cul de sac position within the popular village of Mount Hawke. The property, which is presented to a very high standard, benefits from double glazed windows and doors with a comprehensive gas-fired central heating system.

In brief, the accommodation comprises of an entrance porch, giving access to an inner hallway, lounge, kitchen/diner, with integrated appliances, three bedrooms, one having en suite shower room and a family bathroom. The majority of the floors have been fitted with high quality laminate as well as feature duck egg internal coloured doors. Externally are private enclosed gardens found to both front and rear along with ample parking facilities.

## **Location**

Mount Hawke is ideally situated for access to the A30 making travel to most parts of the county more accessible. The quaint village of St Agnes is within a short driving distance as well as the popular surfing beaches of Porthtowan and Perranporth.

Truro being the main centre in Cornwall, is approximately 10 miles distant with its many high street shopping multiples sat alongside a good range of independent shops plus Pannier Market and Hall for Cornwall. Mount Hawke itself offers a bus service to Truro as well as a local school which enjoys an excellent reputation and post office along with convenience store.

### **ENTRANCE PORCH 9' 4" x 3' 1" (2.84m x 0.94m)**

Tiled floor. Double glazed door to exterior giving access to:

### **INNER HALLWAY 5' 7" x 4' 2" (1.70m x 1.27m)**

Built-in storage cupboard, along with an additional double built-in storage cupboard with radiator. Access to:

### **LIVING ROOM 20' 9" x 11' 7" (6.32m x 3.53m)**

uPVC double glazed window to front elevation with uPVC French doors leading to the garden, radiator, electric fire although the vendors have advised us that behind this is also an open fireplace but is currently not used.

### **KITCHEN/DINER Kitchen 11' 4" x 8' 7" (3.45m x 2.61m) Diner 10' 10" x 8' 5" (3.30m x 2.56m)**

Double glazed window and sliding doors giving access to garden, radiator, one and a quarter stainless steel sink unit with mixer tap, a range of integrated fridge, freezer, dishwasher, cooker, hob with extractor over, range of work surfaces, good range of base and wall mounted storage cupboards, four drawer pack, recess for fridge.

### **BEDROOM ONE 13' 0" x 8' 9" (3.96m x 2.66m)**

Double glazed window, double doors giving access to decked area of garden, vertical radiator, built-in louvered door wardrobe. Access to:

### **EN-SUITE SHOWER ROOM**

Double glazed window, shower cubicle, close couple WC, corner wash hand basin with storage cupboard under, chrome heater tower rail, tiled walls.

### **BEDROOM TWO 11' 5" x 10' 4" (3.48m x 3.15m)**

Double glazed window to rear elevation, radiator.

### **BEDROOM THREE 9' 5" x 7' 6" (2.87m x 2.28m)**

Double glazed window to rear elevation radiator.

### **FAMILY BATHROOM**

Double glazed window to side elevation. A modern white suite comprising a bath with shower over, wash hand basin with double storage cupboard under and WC with concealed cistern. Part tiled walls. Shaver point, tiled floor. Infinity wall mirror along with an additional mirror fronted cabinet, chrome heated towel rail.

### **LAUNDRY ROOM 10' 10" x 9' 1" (3.30m x 2.77m)**

Double glazed window, double doors leading to the garden. This being wider than average and therefore suitable for wheelchair access. Within this room is plumbing for washing machine, a sink with storage cupboards, laminate flooring, underfloor heating and access to:

### **STORAGE ROOM 7' 10" x 7' 0" (2.39m x 2.13m)**

With door to exterior. A range of base and storage cupboards and laminate flooring.

### **OUTSIDE**

Immediately to the front of the property is a gravel driveway giving access to the property. The driveway offers ample parking facilities for several vehicles and a gateway gives access to a generous size enclosed lawned garden offering mature hedging and a raised decked area. The rear garden is again considered to be of good size with a lawned garden, apple tree and storage shed.

### **AGENTS NOTE**

Council Tax Band D

### **DIRECTIONS**

On entering Mount Hawke, travelling from the A30, take the second turning on the right-hand side into Marshallen Road. Continue to the end and before turning right the property is located immediately in front of you, where a MAP For Sale sign has been erected for identification purposes. If using What3Words: Decisions, Craftsmen, Responses.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Detached bungalow in quiet cul-de-sac position
- Three bedrooms, one with en-suite shower room
- Fitted kitchen/diner
- Lounge with uPVC double glazed doors
- Entrance porch
- Modern bathroom suite
- Double glazed windows
- Private enclosed gardens
- Ample parking facilities
- Utility/store potential for home office



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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