



44 Penhallow Close, Truro

£180,000



CLIVEPEARCE

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A spacious two bedroom terraced bungalow in a popular location at the edge of Mount Hawke which is a delightful village close to the north Cornish coast. Enclosed rear garden, low maintenance front garden, garage, communal gardens and parking.

Property Description

Why You'll Like It

This lovely two bedroom home has a large sunny low maintenance front garden. Once inside there's an entrance porch, large living / dining room, kitchen with a range of units and space for appliances, two bedrooms, shower room and the conservatory. To the rear is an enclosed sunny garden. The property has majority UPVC double glazing and electric heating with mostly under floor heating plus a night store heater to the rear conservatory. There's a garage in a block and parking is on street and in communal bays. There is also a large communal central garden and a hall for residents of the estate.

Where It Is

The village of Mount Hawke is consistently popular and it's easy to see why. Close to the beaches and cliffs of the north coast and with good road links to Truro and the A30. The village has good amenities including village stores and primary school. The indoor skate and scooter park nearby is a hit with all ages in all weather! Nearby Porthtowan has The Blue Bar and Unicorn Pub offering a warm welcome and lovely food. There's also a great beach cafe and shops in the village.

Services And Tenure

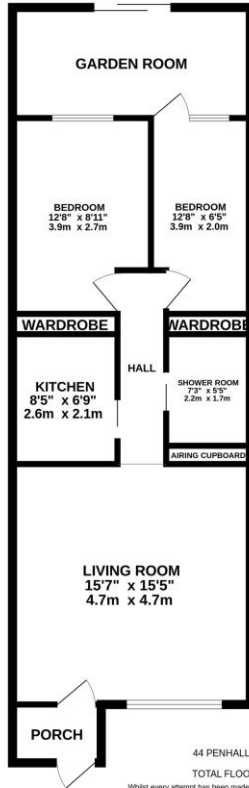
The property is freehold and has mains water, mains drainage and mains electricity. Council tax band B

Important Information

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GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 is made as to their availability or effectiveness when the room is viewed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.