



46, Charlotte Close, Mount Hawke, Cornwall, TR4 8TS



Porthtowan - 2.4 miles. St Agnes - 2.9 miles. Truro - 9.2 miles.

A two bedroom, chalet style bungalow in the sought after north coast village of Mount Hawke, which offers a good range of local amenities.

- Two Bedrooms
- Sought After Village
- Chalet Style Bungalow
- Modern Re-fitted Kitchen & Bathroom
- Garage
- Private South Facing Garden
- No Onward Chain
- Friendly Community Spirit
- Council Tax Band B
- Freehold

Guide Price £220,000



SITUATION

Charlotte Close is situated in the heart of popular Mount Hawke, a village positioned between St Agnes and Porthtowan on the North Cornish coast. The village offers local amenities including a primary school, church, village hall, village stores and a public house supplemented further by the small town facilities at St Agnes including a church, primary school, restaurants and bars.

Ideally situated to access the renowned beaches at Porthtowan, Chapel Porth and Trevaunance Cove. There are delightful walks along the North Cornish Coast and up to St Agnes Beacon taking in views of the surrounding area and out to sea.

The Cathedral City of Truro with a wide range of shopping, recreational facilities and amenities is about eight miles to the east.

DESCRIPTION

A neatly presented and neutrally decorated, two bedroom bungalow featuring an open plan living/dining space with stylish kitchenette. The property benefits from Upvc double glazing throughout and modern electric independent wall heaters. In addition there is a log burner in the living space which can provide a good level of warmth and a nice cosy feel. There is also a modern stylish bathroom suite with an over bath shower. Sliding patio doors provide direct views and access to the wonderfully sunny, south facing garden.

The modern sleek kitchen is a beautiful example of a contemporary kitchen space and there is a roof window flooding natural light in. The living space provides an open and airy space with the wood effect flooring adding to the modern feel, an ideal space for relaxation or entertaining.

ACCOMMODATION

Entrance Porch, Inner Hall, Two Bedrooms, Family Bathroom, Open-Plan Lounge/ Diner/ Kitchenette.

OUTSIDE

The property enjoys a fully enclosed, south facing rear garden which offers both excellent

privacy and a lovely sunny aspect. There is a neatly paved patio with the remainder laid to lawn. At the end of the garden is the private glazed door which provided access directly into the garage.

SERVICES

Mains electric, water and drainage. Ofcom predicted broadband services - Standard: Download 4 Mbps, Upload 6Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps Ofcom predicted mobile coverage for voice and data: Internal - EE & Three- Limited. O2 & Vodafone- Likely. External - EE, Three, O2 & Vodafone- Likely.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

DIRECTIONS

From our office head towards Chiverton Roundabout, then take the second exit signposted St Agnes B3277, at the next roundabout take the third exit, continue and in 200 yards turn right, continue for approximately 1.6miles and turn right onto High Field Road and then right on to Charlotte Close, drive to the end of the road, once parked if you walk towards the properties at 12 o'clock, 46 Charlotte close is the second property on your right.

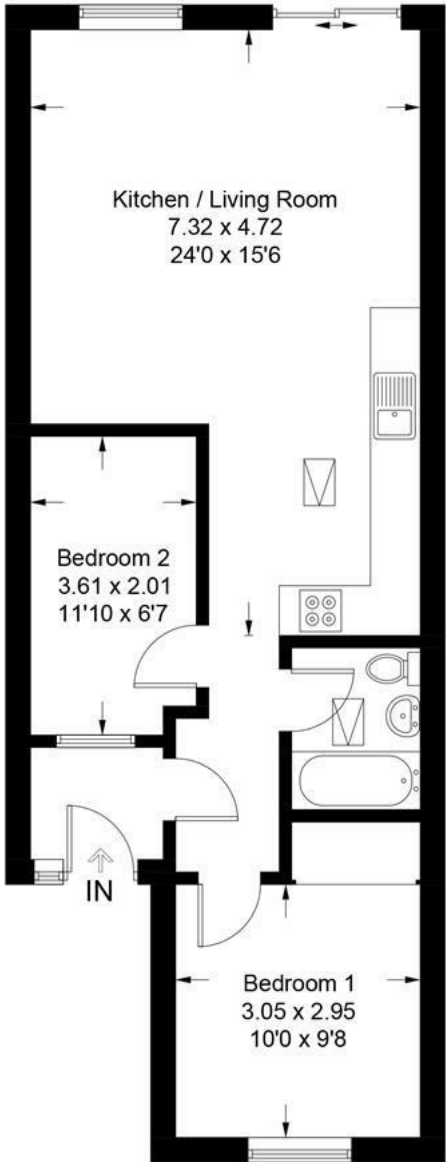
AGENTS NOTE

We understand there is an annual fee of approximately £120 to be paid to the local residence association. This can also be paid at £30 quarterly for contributions to the upkeep of the gardens, communal areas and the residents club.

The property is of timber frame construction therefore prospective buyers are advised to check with their respective lender as to their mortgageability criteria.



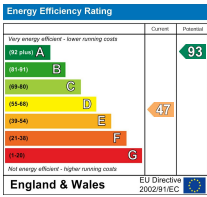
Approximate Gross Internal Area
57.2 sq m / 616 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1184803)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



61 Lemon Street, Truro, TR1 2PE

01872 264488

truro@stags.co.uk

stags.co.uk

