

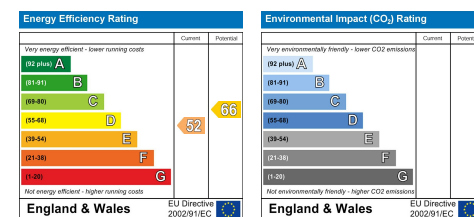
SHORT CROSS ROAD, MOUNT HAWKE



KEY FEATURES

- END TERRACE
- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LIVING AREA
- BATHROOM
- GARDEN
- OFF ROAD PARKING
- WELL PRESENTED
- POPULAR VILLAGE LOCATION
- CLOSE TO COAST
- NO CHAIN

ENERGY PERFORMANCE RATING



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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



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GINGERBREAD HOUSE SHORT CROSS ROAD, MOUNT HAWKE, TRURO, TR4 FOUR BEDROOM PROPERTY IN POPULAR VILLAGE LOCATION

This four bedroom property is situated in the popular village of Mount Hawke, close to the North Coast beaches and within the heart of the community. Immaculately presented and much larger than first apparent, in all, the accommodation includes; open plan living room comprising sitting/dining room, breakfast bar and kitchen, bedroom four/study and bathroom to the ground floor with three bedrooms to the first floor. There is driveway parking for two vehicles and a completely enclosed garden. Sold with no chain, viewing is essential.

EPC - E. Freehold. Council Tax - C.

GUIDE PRICE £325,000

THE PROPERTY

Gingerbread House is a four bedroom end of terrace property situated in the highly desirable village of Mount Hawke; close to the North Cornish Coast. The property is within a short walk of the amenities on offer within the village, including the primary school, village stores, post office, doctors surgery, and the sports recreation ground. Immaculately presented and modernised throughout; the accommodation is much larger than is first apparent and in all, comprises an open plan living area including kitchen with breakfast bar, dining area and sitting room, along with bedroom four (which is a versatile space and currently used as a home office) and a bathroom to the ground floor with three double bedrooms to the first floor. There is a completely enclosed garden that is laid to artificial grass and pebbles for ease of maintenance and is therefore perfect for children and pets. There is also off road parking for two vehicles at the front of the property. Being sold with no chain, internal viewing is highly recommended.

LOCATION

Mount Hawke is a popular village community close to the north Cornish coast and just one and a half miles from the beach at Porthtowan and two and a half miles from St. Agnes. It has a good selection of local shops, doctors surgery and Gastro pubs. The city of Truro with its Cathedral and fine shopping centre is about nine miles away.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

OPEN PLAN L SHAPED LIVING ROOM



SITTING/ DINING ROOM

25'3" x 21'7" (7.72m x 6.60m)

A spacious room with ample space for sitting area and dining room table and chairs. Breakfast bar overlooking the kitchen. Door to front and window to side. Door leading to stairs. Three radiators.

KITCHEN

15'1" x 9'6" (4.60m x 2.92m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer. Space for under counter tumble dryer or dishwasher and plumbing for washing machine. Integrated appliances including fridge, freezer, electric oven, hob with extractor fan over. Breakfast bar. Window to side and door into;

BATHROOM

Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear. Radiator.

STUDY/BEDROOM FOUR

13'10" x 9'1" (4.24m x 2.79m)

Double doors opening into garden. Recently installed hard wearing vinyl click flooring and currently used as a home office, but offers a versatile space that could be another bedroom or play room. Radiator.

FIRST FLOOR

BEDROOM ONE

16'0" x 9'10" (4.88m x 3.02m)

Bay window to front. Electric fireplace with surround. Large storage cupboard / hanging wardrobe.



BEDROOM TWO

13'10" x 11'8" (4.24m x 3.58m)

Dual aspect room with window to front and side. Radiator.

BEDROOM THREE

15'3" x 8'0" (4.67m x 2.44m)

Window to rear. Radiator.

LOFT SPACE

There are also two loft access points that are both boarded and therefore provide excellent additional storage facilities.

OUTSIDE

There is off road parking for two vehicles, with a gate leading into the garden that is fully enclosed with timber fencing and therefore is perfect for children and pets. The garden has been laid to artificial grass for ease of maintenance and enjoy the sunny aspect throughout the day.

SERVICES

Mains water, electric and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

From Chiverton roundabout on the main A30 take the exits signposted to St. Agnes. After passing the Chiverton Arms pub take the next turning left and then almost immediately right signposted to Mount Hawke. Follow the road and take a right hand turn on to Short Cross Road. Follow the road for a short distance and the property will be found on the left hand side where a Philip Martin board will be erected.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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