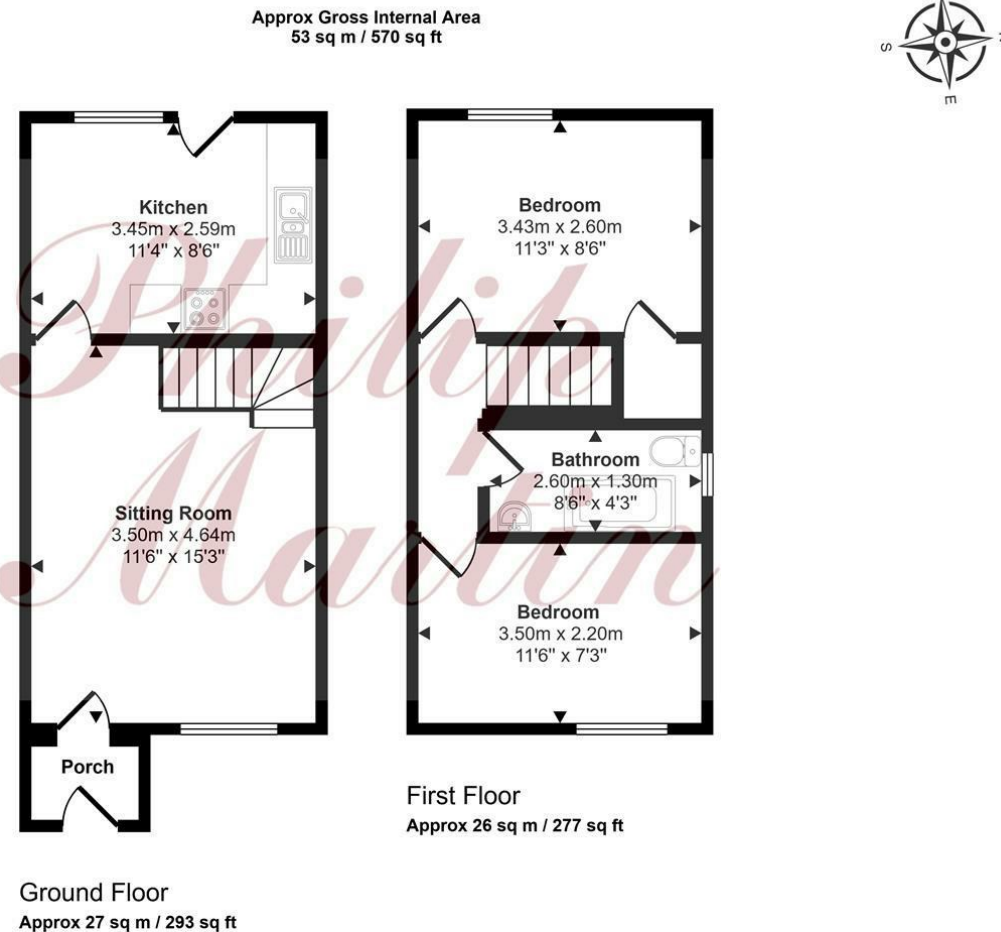


## HAWTHORN WAY, THREEMILESTONE

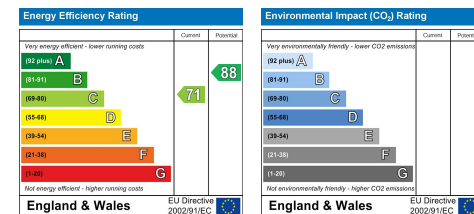


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### KEY FEATURES

- SEMI DETACHED HOUSE
- TWO BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- VILLAGE LOCATION
- PERFECT FIRST TIME PURCHASE
- NO CHAIN

### ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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### 50 HAWTHORN WAY, THREEMILESTONE, TRURO, TR3 6TU TWO BEDROOM SEMI DETACHED HOUSE SOLD WITH NO CHAIN

This two bedroom semi detached house is situated in the convenient village of Threemilestone. The property is located in a well established residential area, and is within a short walk of the wide range of amenities in the village. A perfect first time purchase, in all, the accommodation comprises; entrance porch, sitting room, kitchen/dining room, two bedrooms and a bathroom. There is off road parking and an enclosed rear garden. Sold with no chain, viewing is highly recommended.

EPC - C. Freehold. Council Tax - B.

GUIDE PRICE £235,000



## THE PROPERTY

50 Hawthorn Way is a two bedroom semi detached property situated in the convenient village of Threemilestone. The dwelling is located within walking distance of the variety of amenities in the village, as well as the Royal Cornwall Hospital and A30 to access wider Cornwall. The property is the ideal first time purchase, or buy to let investment property and in all, the accommodation includes; entrance porch, sitting room and kitchen/dining room to the ground floor with two bedrooms and a bathroom to the first floor.

## THREEMILESTONE

Threemilestone is a thriving community located about three miles to the west of Truro and has an excellent range of shopping facilities including a post office, dentist, primary school, village hall, doctors surgery, chemist, church, public house and general store. There is a regular bus service to Truro city centre and the property is also within close proximity of Treliske Hospital, Truro golf course, Truro leisure centre and Richard Lander secondary school.

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

## GROUND FLOOR

### ENTRANCE PORCH

### SITTING ROOM

15'2" x 11'5" (4.64m x 3.50m)  
Window to front and stairs rising to the first floor.  
Radiator. Gas fireplace. Door into;

## KITCHEN/DINING ROOM

11'3" x 8'5" (3.45m x 2.59m)  
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with space for fridge/ freezer and cooker with extractor over. Plumbing for washing machine. Wall mounted gas boiler. Space for dining table. Window and door to rear.

## FIRST FLOOR

### BEDROOM

11'3" x 8'6" (3.43m x 2.60m)  
Window to rear. Cupboard housing hot water cylinder. Radiator.

### BEDROOM

11'5" x 7'2" (3.50m x 2.20m)  
Window to front. Radiator.

## BATHROOM

8'6" x 4'3" (2.60m x 1.30m)  
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to side. Towel rail.

## OUTSIDE

To the front of the property is a driveway providing off road parking for one vehicle with gated pedestrian side access leading to the enclosed rear garden. The back garden is laid to patio for ease of maintenance with flowerbed borders.

## SERVICES

Mains water, electric, drainage and gas.



## N.B

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

## COUNCIL TAX

B.

## TENURE

Freehold.

## DIRECTIONS

Proceed into Threemilestone from the Truro direction passing over the roundabout in the centre of the village and look out for a left hand turning into Glenthorne Way. Proceed along the road before turning left into Hawthorne Way. The property is on the right hand side, identified by a Philip Martin for sale board.

## 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

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

