





# Marshallen Road, Mount Hawke, Truro, TR4 8EF

Offers Over £310,000

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Offered to the market with NO ONWARD CHAIN and located on a popular residential development in Mount Hawke Village. This semi detached, two bedroom bungalow occupies a good sized plot and offers level access to nearby village amenities which include a village shop and popular café.

The accommodation consists of an entrance porch which leads into the spacious living area. There is a kitchen/dining room as well as an additional sun room that leads out into the garden. A hallway with useful built in storage cupboard provides access to the two bedrooms and the shower room.

Externally there is a front garden, driveway with parking for multiple vehicles and a detached garage. At the rear of the property there is an enclosed courtyard garden with a gate that allows access straight onto Highfield road.

## Information

Tenure - Freehold

Broadband : Standard- Ultrafast – 6mbps to 1000mbps download speeds (Source OFCOM)

Mobile Availability - Source OFCOM - Prediction, not a guarantee -02, EE (limited), Vodafone (limited), Three (limited)

Council Tax – Band C

We understand the property has Mains Electric, mains water, mains drainage with oil fired central heating.

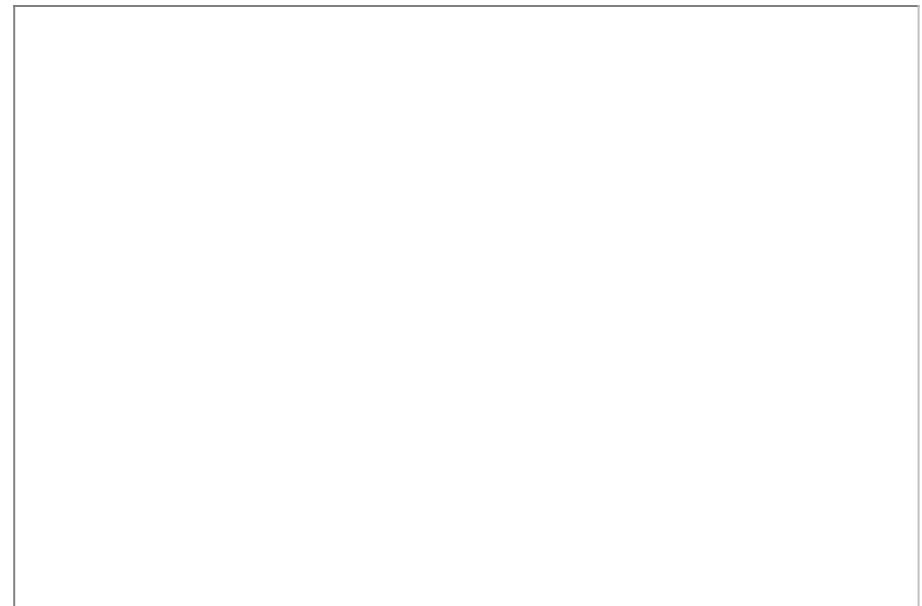
Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change





- No Onward Chain
- Driveway Parking
- Garage
- Front and Rear Gardens
- Oil Fired Central Heating
- Popular Residential Location
- Convenient for Nearby Village
- Double Glazed Throughout
- Amenities



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements