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**Ellen Close,
Mount Hawke, Truro**

**£210,000
Freehold**





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Property Introduction

Located within the popular Cumber Homes Development in Mount Hawke is this spacious end-terrace bungalow being sold with vacant possession.

Benefitting from an underfloor electric heating system and uPVC double glazed windows and doors, the accommodation comprises of an entrance porch leading into a large lounge with doorway to an integral garage, an inner hallway leading to a shower room, kitchen, two bedrooms, conservatory and a dining room which could be utilised as an occasional third bedroom.

Externally, to the front are manageable size gardens with a pathway leading directly to the bungalow and driveway adjacent accessing the garage. To the rear, there is a small manageable size outdoor space.

Location

Mount Hawke is situated within an ideal position for accessing the main A30 trunk road enabling travelling to other parts the county and beyond that much easier and convenient.

Within the village itself, there is a strong community spirit with local amenities, including a village store, Post Office and nearby is the Cumber Homes Development Club House. The village is also ideally situated for accessing the majestic north coastal path with its breathtaking scenery and is also popular for surfers with the nearby beaches of Porthtowan, Portreath and Perranporth being nearby.

The city of Truro is approximately ten miles distant being the main centre in Cornwall for business and commerce with its cobbled streets and Georgian architecture. It is very popular for visitors and locals alike to enjoy the shopping centre and is also home to the Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE PORCH

Doorway leading into:-

LOUNGE 21' 6" x 15' 6" (6.55m x 4.72m) plus window recess

A generous size reception room with a uPVC double glazed bay window to the front and a uPVC double glazed window to the side. Underfloor heating, mock fireplace with electric fire and doorway leading into the integral garage. Door to:-

INNER HALLWAY

Access to loft. Door to:-

KITCHEN 10' 4" x 6' 8" (3.15m x 2.03m)

'Velux' window. Featuring a variety of base storage cupboards having adjoining working surfaces and incorporating an inset one and a quarter bowl stainless steel sink unit with mixer tap. Recess for fridge, part tiled walls, plumbing for automatic washing machine and electric hob.

SHOWER ROOM

'Velux' window. Airing cupboard with water heater, walk-in shower, pedestal wash hand basin, close coupled WC, tiling to walls and wall light with shaver point.

BEDROOM ONE 12' 6" x 9' 1" (3.81m x 2.77m) maximum measurements

uPVC double glazed window to the rear.

BEDROOM TWO 9' 5" x 8' 11" (2.87m x 2.72m)

uPVC double glazed window to the rear.

DINING ROOM/OCCASIONAL BEDROOM 12' 5" x 6' 0" (3.78m x 1.83m)

Built-in wardrobe and access to loft. Door to:-

CONSERVATORY 14' 11" x 7' 10" (4.54m x 2.39m)

The conservatory is uPVC double glazed and has sliding doors to the outside.

OUTSIDE FRONT

Immediately, to the front of the property are manageable size gardens with a pathway leading to the front door with a storage unit to the side, while adjacent is the driveway which gives access to:-

GARAGE 19' 9" x 9' 5" (6.02m x 2.87m)

Electric roller door and having power connected.

REAR

The rear garden is of a manageable size with a gateway giving access to the front.

SERVICES

Mains drainage, mains water and mains electricity.

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

DIRECTIONS

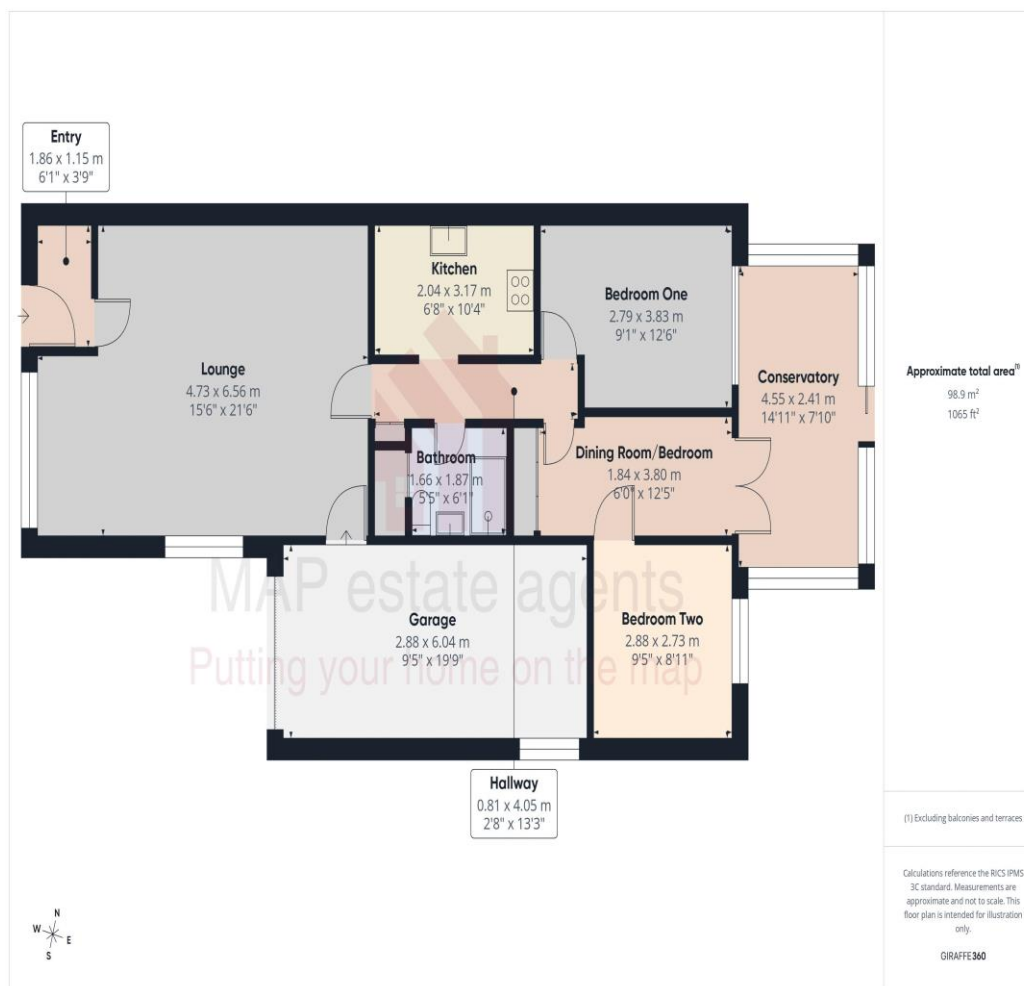
On entering Ellen Close, follow the road around to the right where the property will be identified on the right-hand side by a MAP 'For Sale' board. If using What3words: pounding.wonderful.apron





MAP's top reasons to view this home

- End-terrace bungalow
- Two bedrooms
- Generous size lounge, dining room/occasional bedroom three
- Entrance porch
- Shower room
- Conservatory
- uPVC double glazed windows, underfloor heating
- Small, enclosed paved garden with garden to the front.
- Garage, plus driveway parking
- Sold with vacant possession



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