



goundrys
SALES

Hawthorn Row, Penstraze

Truro

£410,000

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Occupying a convenient position, this well-presented four-bedroom semi-detached home has been owned by our clients since new and offers spacious, family-friendly accommodation throughout.

Externally, the property benefits from driveway parking and an enclosed rear garden which enjoys a good degree of privacy and is predominantly laid to lawn, providing an ideal space for families, entertaining, or simply relaxing outdoors.

The accommodation is entered via an entrance hallway with a useful ground floor WC. Also located on the ground floor is a utility room which in turn provides access to a valuable storeroom with roller door.

The heart of the home is undoubtedly the sociable open-plan kitchen/dining room, designed with modern family living in mind and offering an excellent space for both everyday life and entertaining. This area flows through to the living room, where a log-burning stove provides an attractive focal point and a cosy atmosphere during the cooler months.

On the first floor, the property offers four bedrooms, the principal bedroom benefiting from a shower ensuite, in addition to the family bathroom.

Conveniently situated for commuters, this attractive home is likely to appeal to a wide range of buyers. Viewings come highly recommended.

Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.





Important Information For Buyers:

Tenure: Freehold – To be verified during conveyancing

Council Tax Band: D (Source: Council Tax Band Checker as of 16/07/26)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.

Heating: We understand the property has heating via a air source heat pump (Source: Vendor's PIQ).

Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).

Sewage: We understand the property is connected to private sewerage (Source: Vendor's PIQ).

Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: B84 – Certificate valid until 20th July 2031

Approximate What3Words Location: [///mammals.plankton.seaside](https://www.what3words.com/locations/uk/mammals.plankton.seaside)

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Predicted download speeds of 16-80 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Good outdoor

O2 – Good outdoor

Three – Good outdoor and variable indoor

Vodafone – Good outdoor and variable indoor

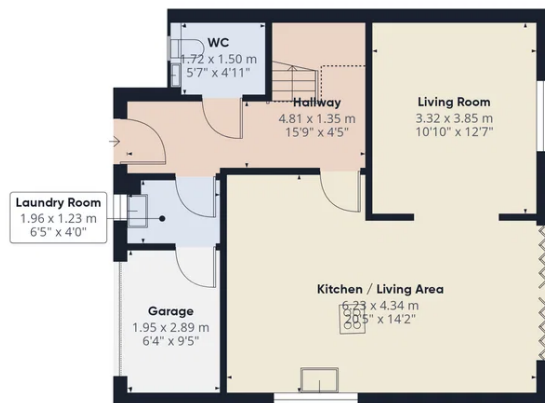
For further material information, please refer to the relevant section(s) provided by this website.

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

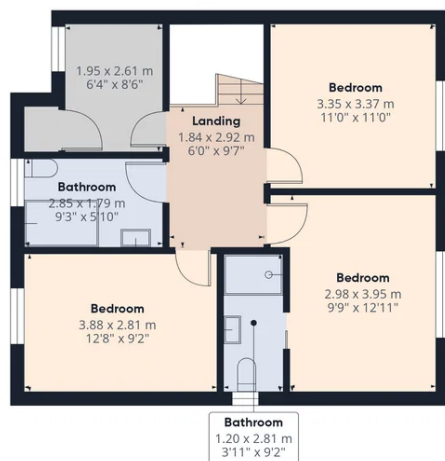
In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.



Ground Floor



Floor 1



Approximate total area^m

112.6 m²
1213 ft²

Reduced headroom

2.3 m²
25 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

<https://www.goundrys.co.uk/>