



# Charlotte Close Mount Hawke Truro

TR4 8TS  
Guide Price £210,000

- NO ONWARD CHAIN
- TWO WELL PROPORTIONED BEDROOMS
- ENCLOSED REAR GARDEN
- PERFECT FIRST HOME
- POPULAR RESIDENTIAL LOCATION
- GOOD LINKS TO THE A30
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - IDEAL INVESTMENT
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 699.65 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this charming two-bedroom terraced bungalow to the market, offered with no onward chain. Situated in the peaceful and sought-after village of Mount Hawke, the property enjoys a quiet residential setting while remaining just a short drive from the stunning north coast beaches of Porthtowan and Perranporth. With excellent access to the A30, it's perfectly positioned for commuters.

This delightful bungalow presents an ideal opportunity for first-time buyers looking to step onto the property ladder, or for investors seeking a low-maintenance addition to their portfolio, with an anticipated rental income of approximately £950 per calendar month.

Internally, the property comprises a bright and airy entrance porch, leading through to a generously sized lounge/diner – a welcoming space ideal for both entertaining guests and unwinding at the end of the day. The inner hallway connects to a well-equipped kitchen, two well-proportioned bedrooms, and a family bathroom, all arranged for convenient and comfortable living.

Outside, the home boasts a fully enclosed rear garden, mainly laid to lawn – perfect for pets, gardening, or enjoying the sunshine in privacy. Additionally, the property includes a garage located in a nearby block, with a parking space directly in front for added ease.

The bungalow is connected to mains electricity, water, and drainage, and falls within Council Tax Band B. Viewings are highly recommended to truly appreciate all that this home has to offer.

### LOCATION

Mount Hawke is nestled in the countryside just a few miles from the north coast and beaches like Porthtowan. The village offers a friendly, close-knit community and a range of local amenities, including a primary school, a village shop and post office, a pub, and a popular café. It's also home to Mount Hawke Skatepark, one of the largest indoor skate parks in the UK, which draws visitors from across the region. Surrounded by scenic walking and cycling routes, Mount Hawke blends peaceful rural living with access to both outdoor adventure and everyday essentials.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE

uPVC frosted double glazed door. Consumer unit. Multiple plug sockets. Telephone point. Skirting. Carpeted flooring. Door leading into:

#### LOUNGE/DINER

Double glazed window to the front aspect. Built-in storage cupboard housing the hot water cylinder. Electric fire. Electric storage heater. Television point. Multiple plug sockets. Skirting. Carpeted flooring. Door leading into:

#### INNER HALLWAY

Access into a partially boarded loft space. Built-in storage cupboard. Skirting. Carpeted flooring. Door leading into:

#### KITCHEN

Velux window. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Stainless steel wash basin with drainage board. Space for a fridge-freezer, electric oven, washing machine and dishwasher. Multiple plug sockets. Skirting. Vinyl flooring.

#### BEDROOM ONE

Double glazed window to the rear aspect. Built-in wardrobe space. Electric storage heater. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

Built-in wardrobe space. Electric storage heater. Multiple plug sockets. Skirting. Carpeted flooring. Double doors leading out onto the garden.

#### EXTERNALLY

#### GARDEN

The home boasts a fully enclosed rear garden, mainly laid to lawn – perfect for pets, gardening, or enjoying the sunshine in privacy.

#### GARAGE

The property includes a garage located in a nearby block

#### PARKING

There is off road parking for one vehicle in front of the garage. An abundance of on-street parking can also be found close by.

#### SERVICES

The bungalow is connected to mains electricity, water, and drainage, and falls within Council Tax Band B.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Double glazing and Night storage

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good



Parking: Garage, Garage En Bloc, Allocated, Off Street, and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

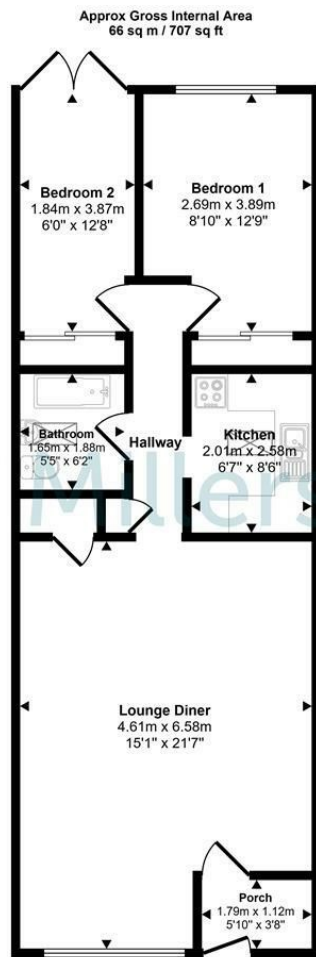
Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floorplan

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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