



Henley Drive | Mount Hawke | Truro | TR4 8DS

**Price Guide £340,000**



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This adaptable two bedroom detached bungalow has a separate dining room that could easily be used as a third bedroom along with a garden room located off the living room. The main bedroom has an ensuite w.c and wash basin located off a dressing room with doors that lad to the rear garden. The property is double glazed and has electric heating. There is driveway parking at the front and pleasant gardens at both the front and rear where there is also a useful store shed.

- 3 bedrooms
- Living room with conservatory off.
- Double glazing and electric heating
- Main bedroom with dressing room and ensuite
- Enclosed gardens
- EPC E46

Located on a popular development, local facilities a level walk away include Surgery, local shops and post office as ell as primary school. The Blue flag beach at Porthtowan is 2 miles distant. St Agnes with range of facilities and access to Trevaunance and Chapel Porth Coves is 2 miles distant while Truro is 6 miles distant.





## Information

Tenure; Freehold

Council Tax Band: C

EPC E46

Broadband : Ultrafast 1000 Mbps 220 Mbps (Offcom)

Mobile Coverage: EE )2 and Vodaphone (Offcom)

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor.

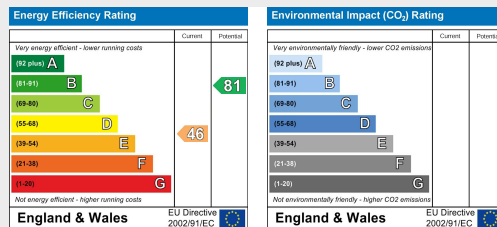
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

### PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale



6 Churchtown  
 St Agnes  
 Cornwall  
 TR5 0QW  
 01872 552560  
 stagnes@goundrys.co.uk  
 https://www.goundrys.co.uk/