



Fore Street | Mount Hawke | Truro | TR4 8DR

**Guide Price £395,000**





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Truro | TR4 8DR  
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- Three Double Bedrooms
- Plenty of Storage
- Driveway Parking
- Double Glazing
- Electric Heating
- Wood Burning Stove

A beautifully presented three bedroom cottage situated in the heart of Mount Hawke with parking for two.

From the driveway you walk through the main garden area which is generous in size, and private, laid to lawn with raised beds. The entrance to the property is through the conservatory and a upvc stable door gives access to the living room. The living room has a stunning fireplace with wood burning stove. There is a playroom with plenty of built in storage, utility room/wc and farmhouse style kitchen dining room with french doors out to the rear patio. Upstairs the accommodation provides three double bedrooms, all with built in storage and a tastefully modernised family bathroom.

This cottage is inviting and homely, a must see!!







### Sunroom

9'10" x 6'10" (3.02 x 2.10)

### Living Room

12'9" x 13'0" (3.91 x 3.97)

### Playroom / Office

8'7" x 8'5" (2.63 x 2.58)

### Utility/wc

5'1" x 6'1" (1.56 x 1.87)

### Hallway

### Kitchen / dining room

9'1" x 18'3" (2.79 x 5.58)

### Bedroom

13'1" x 8'9" (3.99 x 2.68)

### Bedroom

14'7" x 8'2" (4.45 x 2.51)

### Bedroom

11'1" x 8'4" (3.39 x 2.55)

### Bathroom

9'1" x 4'10" (2.77 x 1.49)

### Information

Tenure - Freehold

Broadband : Standard – 5mbps to 1000mbps Ultrafast download speeds (Source OFCOM :

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48dr&uprn=100040042649>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee – O2, EE and Vodafone (LINK :

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=tr48dr&uprn=100040042649>)

Council Tax – Band B (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/147230185>)

We understand the property has modern electric heating (underfloor to two rooms), mains drainage,







mains water and mains electricity.  
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.

Goundrys have 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. 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.

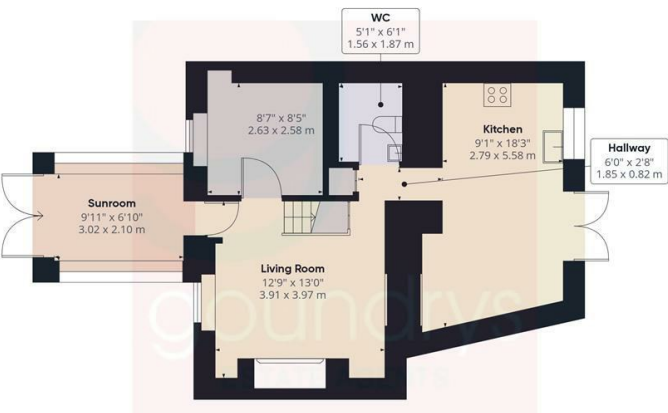
**PROOF OF FINANCE - Purchasers**


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.







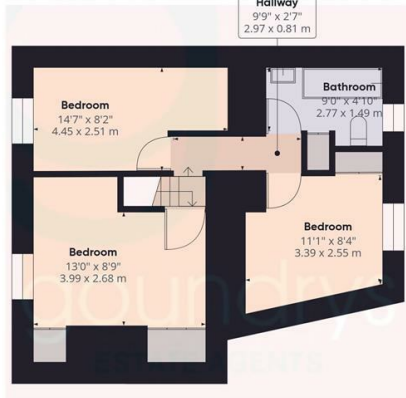




Ground Floor

**Approximate total area<sup>1)</sup>**  
 997.55 ft<sup>2</sup>  
 92.68 m<sup>2</sup>

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Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 90        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

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