



Gover Close | Mount Hawke | Truro | TR4 8DB

Offers In Excess Of £230,000



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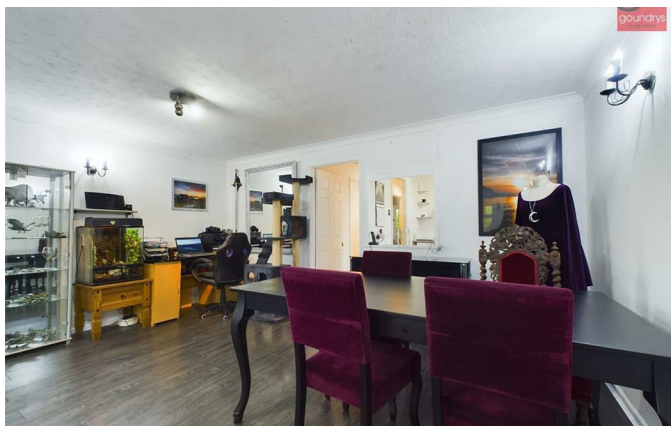
- Garage And Driveway Parking
- Gardens To Three Sides
- Well Maintained
- Popular Location

In our opinion, this well-maintained bungalow offers a rare opportunity within the development, as it not only has driveway parking, but also boasts a garage and gardens to three sides – being the end of a terrace.

A useful entrance porch welcomes you into the home, which in turn leads to the generous living / dining room, where a log burning stove provides an attractive, warm focal point. This versatile space allows access to the garage and inner hallway. The former has an electric roller door with power and light connected.

Central within the bungalow is the shower room and kitchen. Both finished to standards matching the rest of the property, the latter enjoys a range of base, wall and drawer units along with an integrated oven / hob. There is also further under counter space and a window enjoys an aspect over the side garden, while so many others just have skylights - this has both.

The two bedrooms at the rear complete the accommodation. Both bedrooms boast inbuilt storage opportunities, and both give access to the rear garden.





The garden is predominantly laid to lawn with an attractive stone wall border to one side. At the rear of the bedrooms is a patio area that is currently used as a catio/cat enclosure by our clients, which will be removed if requested.

ACCOMMODATION

ENTRANCE PORCH

LIVING / DINING ROOM

21'4" x 15'4" (6.51 x 4.69)

GARAGE

15'7" x 9'3" (4.76 x 2.82)

INNER HALLWAY

SHOWER ROOM

6'1" x 5'6" (1.86 x 1.68)

KITCHEN

8'2" x 6'9" (2.50 x 2.07)

BEDROOM

12'7" x 6'2" (3.84 x 1.89)

Also allows access to the rear garden



BEDROOM

12'6" x 8'11" (3.82 x 2.74)

Also allows access to the rear garden

INFORMATION

Tenure - Freehold

Please note that owing to its completely timber frame construction (We assume), some lenders may not lend on these properties. Please contact us for further information.

We understand the property has electric underfloor heating but this is no longer working in rear bedrooms.

The property has a PIV unit recently installed.

Mains water, electricity and drainage.

Broadband : Standard or Superfast - 3mbps to 1000mbps download speeds (<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR48DB&uprn=100040043525>)

Council Tax - Band B - (<https://www.tax.service.gov.uk/check-council-tax-band/property/147268185>)

All residents automatically become members of the Trenethick Residents Association and pay a subscription fee of approximately £30 per quarter. This fee entitles you to membership of the Social Club and also covers the cost of caring for all of the communal gardens and green areas.

We advise all parties to confirm title documents, build warranties and any covenants which may or may not apply, immediately after agreeing a purchase. It should not be assumed that the property has all necessary planning, building regulation or other consents.

Consumer Protection from Unfair Trading Regulations 2008.

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.

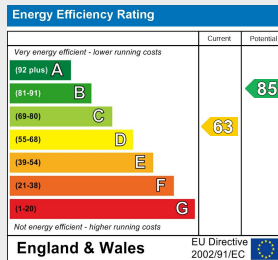
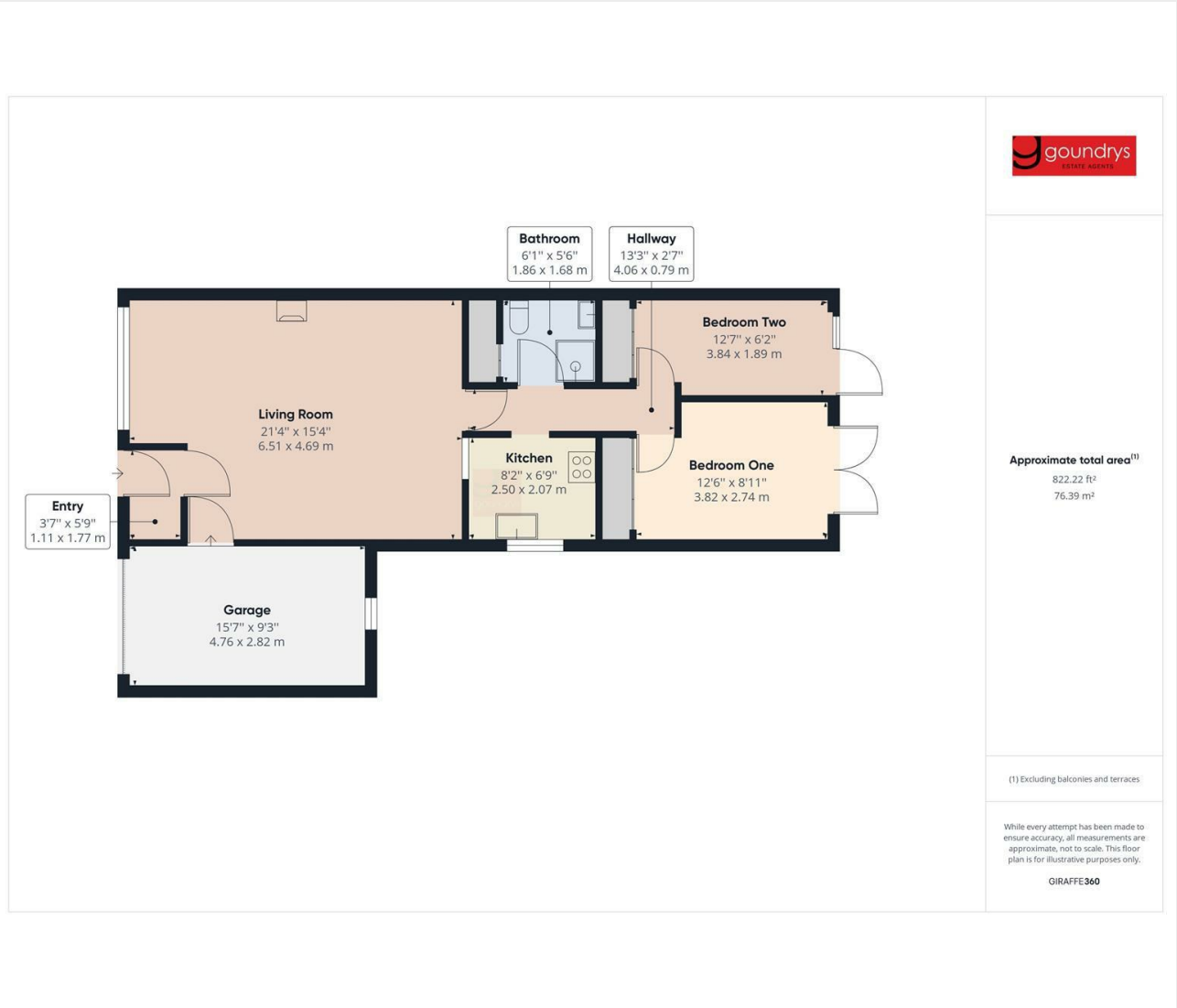
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

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.





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