



Short Cross Road | Mount Hawke | Truro | TR4 8DU

**£315,000**



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Truro | TR4 8DU  
£315,000

- Deceptive terraced home
- 3 bedrooms
- 2 bathrooms (One ensuite)
- 3 reception rooms
- Parking at front and rear
- EPC D61
- Council tax band C

This very deceptive terraced house has adaptable accommodation, with 2 first floor double bedrooms and large bathroom with separate shower, whilst the ground floor to the house has a sitting room, large Dining room leading to garden room, along with kitchen. A rear hallway then gives access to a utility Room, ground floor bedroom with en suite shower room, and store room. The rear hall also give access to 2 rooms currently used as a dog grooming salon and reception, which also have separate external access. The property has LPG heating predominantly with a wood burner and electric heating in part and is double glazed..

There is an enclosed private decked garden area and parking available at both the front and rear of the property.





## Location

In recent years Mount Hawke has become a very popular village for local families with a thriving community that offers a good range of village facilities which are on the level and includes two local stores, post office, doctor's surgery, hairdressers, primary schooling (with outstanding Ofsted report), church and bus service. The village is well positioned and enjoys easy access out to the A30, and the county's capital city of Truro is some eight miles to the East.

Mount Hawke itself is found just inland from the North Cornish coast at Porthtowan, being just over a mile away and just under 3 miles from St Agnes, which offers a wider range of amenities. The north coast is famous for its spectacular and dramatic coastline, golden sandy beaches, excellent surf breaks and stunning cliff top walks that are so distinctive to Cornwall.



### Information

Tenure: Freehold.

Heating: Bottled gas and electric heaters

Council Tax Band: C

EPC: D61

Broadband: Ultrafast available (Ofcom Checker)

Consumer Protection from Unfair Trading Regulations 2008. 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. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. A Buyer is advised to obtain verification from their Solicitor for anything mentioned within these details. 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.

### Main House

### Hallway

### Kitchen

10'5" x 8'6" (3.18m x 2.60)



### Inner Hall

### Sitting Room

14'0" x 10'8" (4.29m x 3.27m )

### Dining Room

19'10" x 8'8" (6.06m x 2.65m)

### Garden Room

14'11" x 9'8" (4.55m x 2.96m)

### Landing

### Bedroom

14'3" x 11'4" (4.35m x 3.46m)

### Bedroom

12'8" x 11'4" (3.88m x 3.47m)

### Family Bathroom

10'6" x 8'4" (3.21m x 2.55m)

Recently re-fitted with a free standing bath, vanity wash basin, walk in shower and w.c.

### Additional Ground \Floor Accommodation

Also accessed off the main hallway

### Utility Area

### Bedroom

10'3" x 9'5" (3.13m x 2.88m)

### Ensuite

### Store

12'5" x 8'4" (3.79m x 2.55m)

### Salon

12'7" x 11'3" (3.85m x 3.45m)

### Reception Area

12'8" x 5'4" (3.87m x 1.65m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	74
England & Wales		EU Directive 2002/91/EC	

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