



Charlotte Close | Mount Hawke | Truro | TR4 8TS

£195,000



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- Garage In A Nearby Block
- Two Bedrooms
- Enclosed Rear Garden
- Off Road Parking

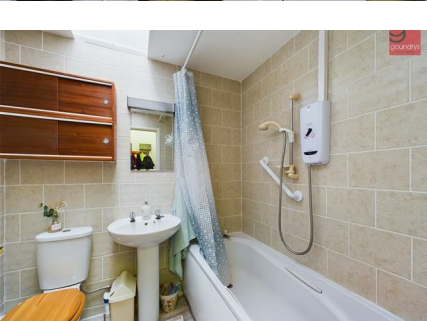
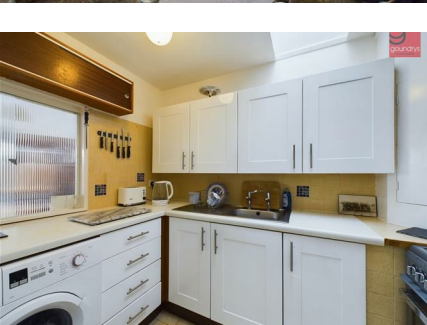
Found in the popular development of Charlotte Close, this mid terrace property offers an enclosed rear garden, parking to the front and a garage in a nearby block.

With two bedrooms – both offering inbuilt storage, this bungalow also boasts a well-equipped kitchen, bathroom and living room to the rear. The kitchen itself has base, wall and drawer units, along with space for an oven/hob and washing machine. The bathroom comprises shower over bath, hand wash basin and WC.

As mentioned, the rear garden is enclosed, which has a pedestrian gate leading to the road behind, which in turn allows easier access to the local convenience shop and bus stop. The garden has been paved for ease of maintenance.

The single garage is in a nearby block with up and over door.





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 cannot confirm if this is still inworking order.

Mains water , electricity and drainage.

Broadband : Standard or Superfast - 5mbps to 80mbps download speeds (<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR48TS&uprn=100040040751>)

Council Tax - Band A - (<https://www.tax.service.gov.uk/check-council-tax-band/property/147097185>)

All residents automatically become members of the Trenethick Residents Association and pay a subscription fee of approximately £45 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.

ACCOMMODATION

ENTRANCE HALLWAY

BEDROOM

10'1" x 9'8" (3.08 x 2.96)

BEDROOM

14'1" x 6'7" (4.31 x 2.02)

BATHROOM

6'6" x 5'6" (1.99 x 1.69)

KITCHEN

8'10" x 5'9" (2.70 x 1.76)

LIVING ROOM



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
<table border="1"> <tr><td>192-208</td><td>A</td></tr> <tr><td>(151-191)</td><td>B</td></tr> <tr><td>(109-150)</td><td>C</td></tr> <tr><td>(55-108)</td><td>D</td></tr> <tr><td>(39-54)</td><td>E</td></tr> <tr><td>(21-38)</td><td>F</td></tr> <tr><td>(1-20)</td><td>G</td></tr> </table>	192-208	A	(151-191)	B	(109-150)	C	(55-108)	D	(39-54)	E	(21-38)	F	(1-20)	G	89	<table border="1"> <tr><td>192 plus</td><td>A</td></tr> <tr><td>(81-191)</td><td>B</td></tr> <tr><td>(69-80)</td><td>C</td></tr> <tr><td>(55-68)</td><td>D</td></tr> <tr><td>(39-54)</td><td>E</td></tr> <tr><td>(21-38)</td><td>F</td></tr> <tr><td>(1-20)</td><td>G</td></tr> </table>	192 plus	A	(81-191)	B	(69-80)	C	(55-68)	D	(39-54)	E	(21-38)	F	(1-20)	G	
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<p>Not energy efficient - higher running costs</p> <p>England & Wales EU Directive 2002/91/EC</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>England & Wales EU Directive 2002/91/EC</p>																													

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