

Glendale Crescent

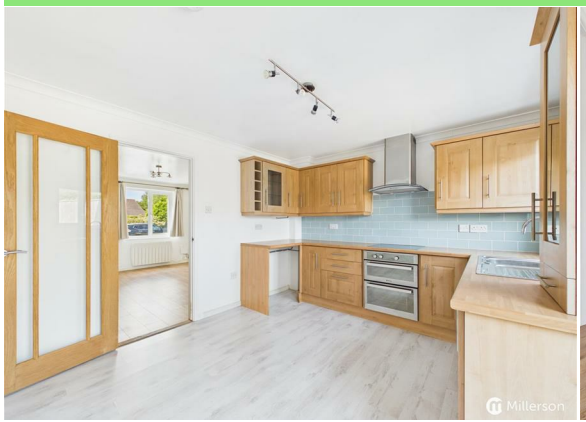
Mount Hawke

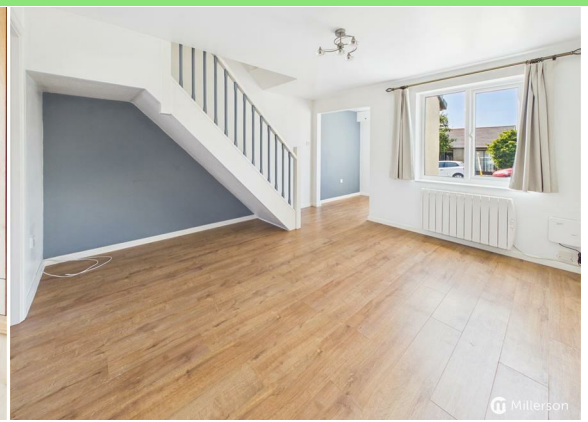
Truro

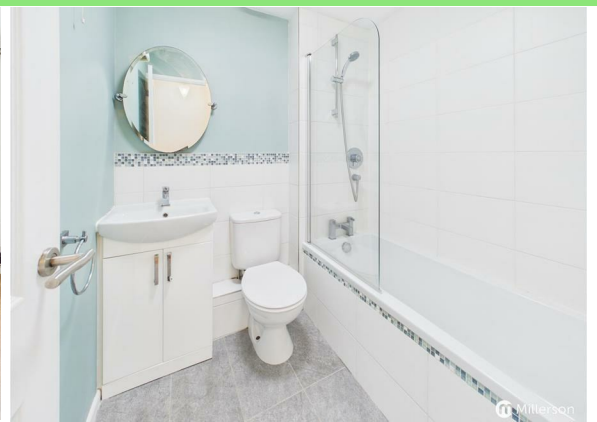
TR4 8DP

Offers In The Region Of £230,000

- WELL PRESENTED MID TERRACED HOME
- TWO BEDROOMS
- KITCHEN/DINER
- LIGHT AND AIRY LIVING ROOM
- ENCLOSED LOW MAINTENANCE GARDEN
- PARKING FOR TWO CARS
- QUIET AND POPULAR VILLAGE LOCATION
- IDEAL FIRST HOME
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION







Millerson
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 580.00 sq ft


2


1


1


D59

PROPERTY DESCRIPTION
Offered for sale with no onward chain is this well presented, bright and airy home situated in the popular village of Mount Hawke. Perfectly suited to first time buyers or a purchaser looking for a quiet village location, the property offers accommodation comprising an entrance porch, living room, kitchen/diner, two bedrooms and bathroom. Outside, the property is nicely set back from the road and enjoys a pet friendly, sunny and enclosed low maintenance garden along with the huge benefit of allocated parking for two cars.

LOCATION
Glendale Crescent is a quiet and popular development in the village of Mount Hawke, a highly desirable and thriving village on Cornwall's dramatic north coast. Properties here combine a peaceful cul-de-sac setting with a perfectly positioned, flat, easy walk to local shops, a post office and primary school. The location is also defined by its enviable proximity to the Atlantic highway, South West Coast Path, and some of Cornwall's most iconic shorelines. Cornwall's cathedral city of Truro is easily accessible, providing comprehensive shopping, a mainline railway station (linking directly to London Paddington), major supermarkets, and the Royal Cornwall Hospital.

ACCOMMODATION IN DETAIL
(All dimensions are approximate and measured by LiDAR)

ENTRANCE
Obscure double glazed door into:

ENTRANCE PORCH
A useful entrance porch with double glazed window, space for hanging coats, wood effect flooring and opening into:

LIVING ROOM
A bright and airy living space with double glazed window, wood effect flooring, stairs to first floor, electric radiator.

KITCHEN/DINER
A natural wood finish fitted kitchen incorporating a range of matching base and wall units, wood effect work surfaces and complimentary tiled splash backs, one and half bowl stainless steel sink with mixer tap and drainer, integrated electric oven, hob and extractor hood, spaces for washing machine and fridge/freezer, dining space, wood effect flooring, double glazed window and obscure double glazed door to rear garden.

FIRST FLOOR

LANDING
Loft access hatch, doors to bedrooms and bathroom.

BEDROOM ONE
Double glazed window, built-in double wardrobe, electric heater.

BEDROOM TWO
Two double glazed windows, wood effect flooring, electric radiator, airing cupboard with shelving and immersion water heater.

BATHROOM
A white three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin with fitted unit below and tiled surround, tiled floor, extractor fan, electric heater.

OUTSIDE
The property is nicely set back from the road, approached over a pedestrian pathway adjacent to a level lawned garden. The rear enjoys a secure, pet friendly garden which is sunny, enclosed and laid to combination of decking, paving and gravel for ease of maintenance. A useful shed provides handy storage and a pedestrian gates leads to allocated parking spaces for two cars.

DIRECTIONS
With Mount Hawke village store on your left hand side, proceed along Fore Street and onto Short Cross Road taking the next right turn into Henley Close. Continue for approximately 200m where the property can be found on your right hand side.

MATERIAL INFORMATION
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: D

The building
Mid-terrace house, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Allocated and Off Street
Not in a controlled parking zone
No disabled parking available

Risks and restrictions







Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Floor 0



Floor 1

Approximate total area(1)

53.9 m²
580 ft²

Reduced headroom

1.3 m²
14 ft²

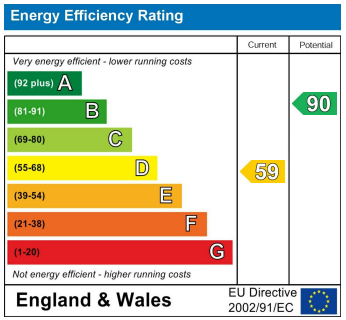
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX
E: camborne@millerson.com
T: 01209 612255
www.millerson.com

Scan QR Code For Material Information



Scan me!

Millerson
millerson.com