



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Guide Price

£350,000

Located in

Frogpool



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Pencantol

Frogpool | Cornwall | TR4 8SQ



This three bedroom detached bungalow is ideally located in a cul-de-sac and set back from the street in a generous garden plot with ample parking, a carport and garage. The property has been partially updated with a certain amount of redecoration completed, however would benefit from further decorative works while offering great potential for more substantial renovations or remodeling. The property has a large conservatory, kitchen with AGA, oil fired central heating, UPVC double glazing and an array of owned solar panels.

# Pencantol

£350,000 Freehold



- Three bedrooms
- Owned solar panels
- Enclosed rear garden
- Garage and carport
- Conservatory
- Village location
- Partially renovated
- Driveway - with ample parking
- Spacious kitchen / dining room with AGA
- Oil fired central heating and double glazing

GROUND FLOOR  
1350 sq.ft. (125.5 sq.m.) approx.



TOTAL FLOOR AREA: 1350 sq.ft. (125.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Council Tax Band D

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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