



CLIVEPEARCE
Now you're moving

3 Bedrooms

Bungalow - Detached

Offers Over

£300,000

Located in

Redruth



www.clivepearceproperty.com



Redruth | Cornwall | TR16 6SP



A modern detached three bedroom dormer bungalow with driveway parking and low maintenance rear garden. Air source underfloor heating and UPVC double glazing. Great rural village location close to Redruth. NO ONWARD CHAIN.

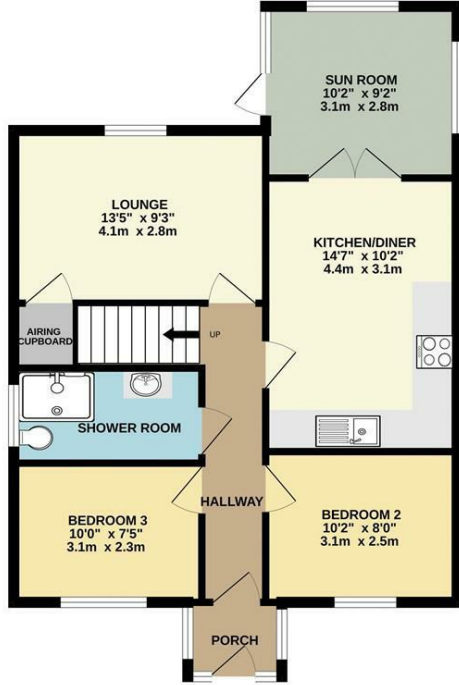


£300,000 Freehold

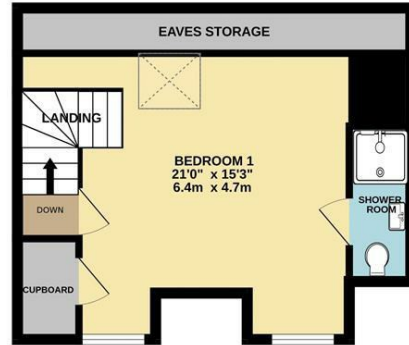


- Three bedrooms
- Ground floor and first floor shower rooms
- UPVC double glazing
- Low maintenance rear garden
- NO ONWARD CHAIN
- Quality interior specification
- Air source under floor heating
- Driveway parking
- Rural village location

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 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 as to their operability or efficiency can be given.
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Council Tax Band C

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) 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		
England & Wales	EU Directive 2002/91/EC	

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