



CLIVEPEARCE
Now you're moving

2 Bedrooms

Bungalow - Detached

Price Guide

£525,000

Located in

St. Agnes



www.clivepearceproperty.com



St. Agnes | Cornwall | TR5 0SP



In the highly sought after north coast location of St Agnes, the mesmerising views from this detached home are a treat!



£525,000 Freehold



- Stunning sea and coastal views
- A detached bungalow set in mature gardens
- Two double bedrooms
- Garage & driveway parking
- Agents Note: THE PRIVATE DRAINAGE SYSTEM NEEDS TO BE FULLY REPLACED and this has been reflected in the asking price..
- Close to coast path and beaches
- Open plan living room with sea view vista
- Oil central heating
- Highly desirable north coast village of St Agnes

GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 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 D

Local Authority

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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