



CLIVEPEARCE
Now you're moving

4 Bedrooms

Bungalow - Detached

Guide Price

£575,000

Located in

St. Agnes



www.clivepearceproperty.com



Wheal Kitty

St. Agnes | | TR5 0RH



An exceptional 3 / 4 bedroom detached dormer bungalow with sea views, ideally located in sought after Wheal Kitty, St. Agnes with an increasingly rare, large relatively level garden plot. In need of some updating but presenting a fantastic renovation or re-development opportunity within walking distance of the village, SW coast path and beaches. UPVC double glazing and electric heating. NO ONWARD CHAIN.

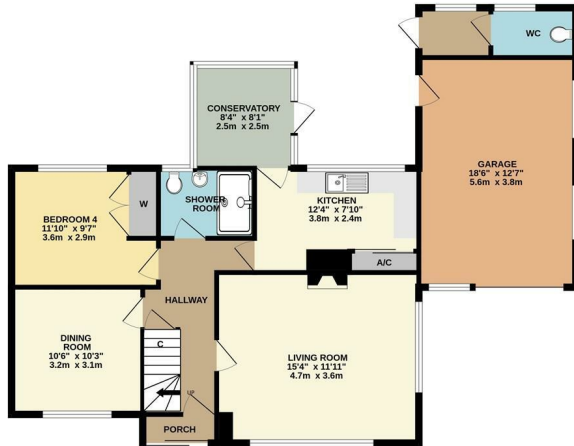
Wheal Kitty

£575,000 Freehold

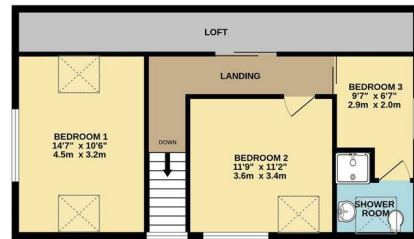


- Exceptional Wheal Kitty, St. Agnes location
- 3 / 4 bedroom dormer bungalow
- Abundant parking plus garage
- UPVC double glazing and electric heating
- NO ONWARD CHAIN
- Large relatively level garden plot
- Rare development opportunity
- Walking distance to village, SW coast path and beaches
- Mains drainage, water and electricity

GROUND FLOOR
1037 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1626 sq.ft. (151.1 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.
Made with Metropix 62025

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 | | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 36 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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