



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

£715,000

Located in

Redruth



www.clivepearceproperty.com



Watergate

Redruth | Cornwall | TR16 4QS



A surprisingly spacious and flexible extended detached four bedroom cottage currently configured as a two bedroom house with a connected two bedroom annexe, standing in a generous sheltered and sunny garden plot with a detached garage, driveway parking and a useful outbuilding with planning consent to convert PA18/01094, located in a small hamlet near Illogan and Portreath.

Watergate

£715,000 Freehold



- Flexible up to 4 bedroom layout
- Large enclosed gardens
- Substantially extended
- Modern refitted kitchen plus utility
- Annexe
- Outbuilding with planning consent to convert PA18/01094
- Detached garage
- Cosy wood burning stove



Ground Floor

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) A		91
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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