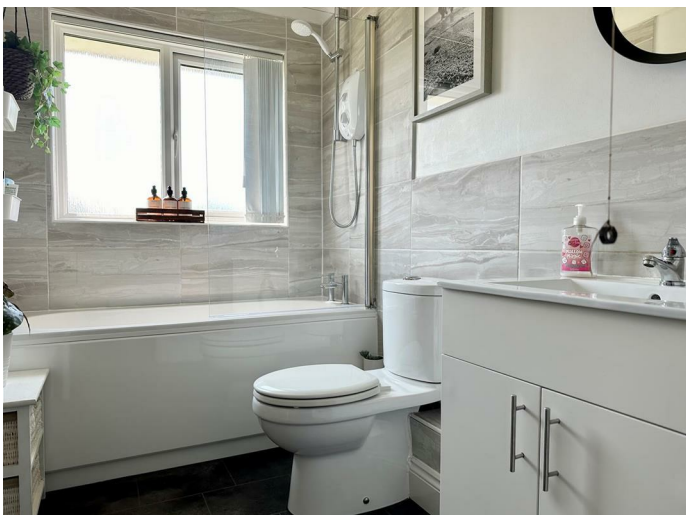




A well presented and spacious three double bedroom bungalow set in a lovely village location on a good size plot, within walking distance to the village shop, Poltesco woodland and Cadgwith Cove. The property also enjoys gardens to front and rear, driveway parking for two cars and an integral garage. Council Tax Band D. Freehold. EPC F28.



THE PROPERTY

A fabulous three double bedroom detached bungalow, offering spacious accommodation, together with an attached garage, private parking, well tended gardens, and located within a highly regarded residential cul de sac. The home is within walking distance to the village centre, Cadgwith Cove and Poltesco woodland walks.

The property has rendered and pebble dash external elevations, under a pitched concrete tiled roof, UPVC double glazed windows and external doors and warmed by an LPG gas fired central heating system. The home is further warmed during the winter months by the fireplace situated in the living room. The property has been stylishly internally decorated throughout in neutral shades.

The manicured gardens are a fabulous feature, the front garden offers a lawn, a driveway providing parking in front and side of the garage. The enclosed rear garden offers a high degree of privacy, is mainly lawn with paved patio area, decked seating area and planted borders.

Buyers wishing to reside in this coveted location will love the walk to the neighbouring iconic fishing village of Cadgwith, with access to the stunning coastal path, and listen to the sea shanties at the local Inn. For walkers and shoppers, there is a bus service to bring them back from Helston, Lizard point or Mullion.

LOCATION

Ruan Minor is a lovely village with a fantastic community feel. Regular events are held in the village hall and at the Pavillion and Recreation Field. Cadgwith Cove and the Poltesco wooded valley are a short walk away. There is also a village shop and post office.

Cadgwith must surely be considered as one of the most picturesque and authentic Cornish fishing villages, epitomising this gorgeous setting with classic colour washed thatched cottages spilling down each side of the valley to the beach below. Cadgwith is located on the

eastern side of the Lizard peninsula, and enjoys mesmerising views with fishing boats drawn up the colourful shingle beach (formed of pink granite, banded gneiss, red/green serpentines) and out across the cove. The village has an iconic pub where the Cadgwith singers perform genuine Cornish sea shanties most Friday evenings, further enhancing this delightful charismatic venue. The nearby stunning south coast footpath enjoys some of the most dramatic coastal scenery the UK has to offer. In recent times, the village has enjoyed much media coverage on national TV and major film work highlighting this gem of a traditional fishing village.

OUTSIDE

To the front is a garden which is mainly laid to lawn for easy maintenance. Driveway parking for one-two cars. Access leads around the side of the property to the enclosed rear garden which is also mainly laid to lawn with a decked seating area.

DIRECTIONS

From Helston take the A3083 heading south towards the Lizard. Pass the Mullion turning on the right and proceed along the road, turn left signed Ruan Minor. As you proceed into Ruan Minor, Mundys Field can be found on the right hand side and the bungalow can be found just past the village car park on the left.

COUNCIL TAX BAND D

SERVICES

Mains water, mains electricity, mains drainage. LPG bottled gas central heating and hot water. Broadband is fibre and a download speed of 40 mbps.

TENURE - Freehold

THE ACCOMMODATION COMPRISES

ALL DIMENSIONS ARE APPROXIMATE

Porch

A handy space for coat and shoe storage. Door to:-

Hallway

Door to cloakroom, door to cupboard with space and plumbing for washing machine and tumble dryer. Doors to kitchen, living/dining room, three bedrooms and family bathroom. Loft hatch (loft does not have a ladder or boarding). CO2 alarm. Inset ceiling lights.

Cloakroom

A low level WC and wash hand basin with cupboard below. Double glazed frosted window to the front. Ceiling light. Tiled floor.

Kitchen 16'3" x 8'11" (4.95m x 2.72m)

A selection of base units complimented by granite effect work surfaces incorporating a ceramic hob with extractor hood above. Stainless steel sink and drainer with mixer tap. Integrated double oven. Space for dishwasher. Space for fridge freezer. Wall mounted boiler. Tiled floor. Double glazed window overlooking the rear garden. Double glazed door to the side. Door to the garage. Radiator.

Garage 14'8" x 10'11" (4.47m x 3.33m)

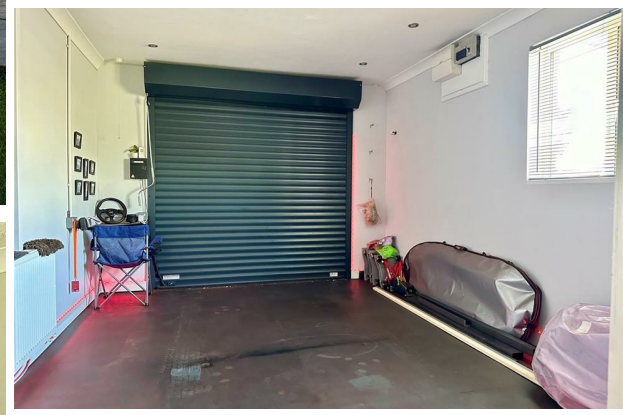
An immaculate garage with electric roller shutter door. Electric consumer unit. Double glazed window to the side. Radiator. Ceiling light. (The garage was formerly used as a room).

Living/Dining Room 21'3" into alcove x 10'7" (6.48m into alcove x 3.23m)

A nice size room with lovely outlook over the rear garden. Multi fuel burner with slate hearth and wooden mantle above and alcoves to both sides. Wood effect laminate flooring. Double glazed window to the rear. Patio doors leading to paved patio area. Ceiling and wall lights. Radiator.

Bathroom 6'3" x 5'5" (1.91m x 1.65m)

A bright bathroom comprising a three piece suite including a panelled bath with electric shower over and glass shower screen. Low level WC, hand wash basin with cupboard below. Vinyl flooring. Ceiling light. Towel radiator. Extractor fan. Double glazed frosted window to the front.





Bedroom One 13'4" x 10'6" (4.06m x 3.20m)

Double glazed window to the rear overlooking the garden.
Ceiling light. Radiator.

Bedroom Two 11'9" x 8'7" (3.58m x 2.62m)

Double glazed window to the front. Radiator. Ceiling light.

Bedroom Three 9'6" x 8'4" (2.90m x 2.54m)

Double glazed window to the front. Radiator. Ceiling light.

Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building

regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Agents Note 2

No caravans or motor homes to be stored on the drive.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.