

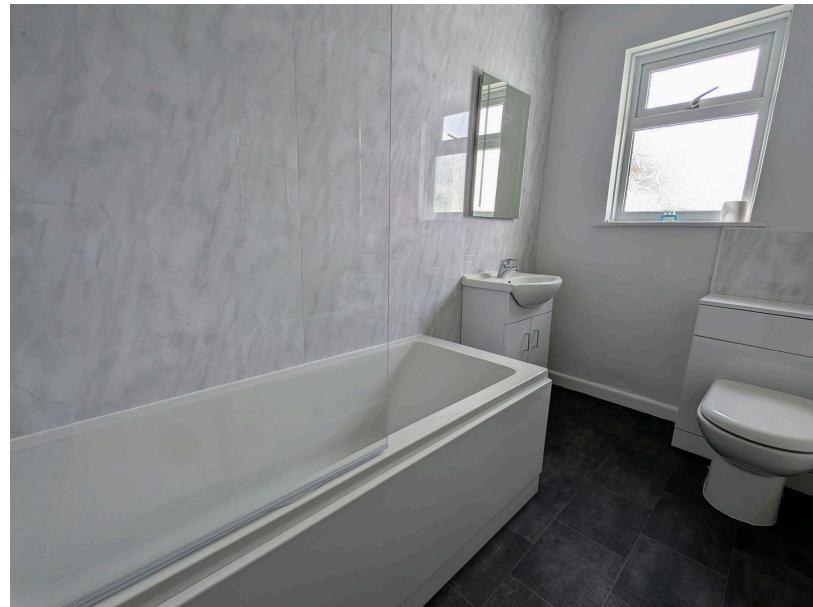


ANDREW  
**EXELBY**  
ESTATE AGENTS

- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- PLENTIFUL PARKING TO THE FRONT ALONG WITH A GARAGE
- UPVC DOUBLE GLAZING
- IDEALLY LOCATED FOR THE TOWNS OF ST IVES AND HAYLE
- A PAIR OF TWO BEDROOM SEMI-DETACHED BUNGALOWS
- VIEWS TO OPEN FARMLAND FROM THE REAR ASPECT
- GAS CENTRAL HEATING AND NIGHT STORAGE HEATING
- EPC RATINGS - F25 & D61 / COUNCIL TAX BAND'S - C

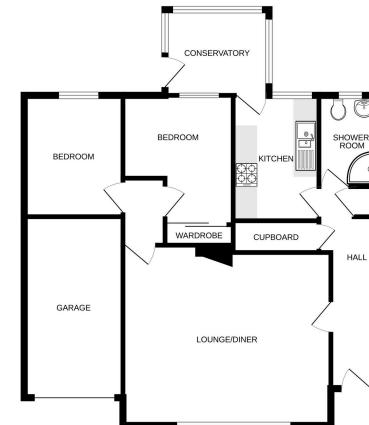


Offered to the market with NO ONWARD CHAIN is this pair of two bedroom semi-detached bungalows that are conveniently located for the towns of Hayle, St Ives and Penzance. The properties both benefit from uPVC double glazing along with plentiful parking for many vehicles and a garage with both enjoying open farmland views from the rear.





GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. The floorplan is for illustrative purposes only and should be used as such. Any prospective purchaser must satisfy themselves as to the accuracy of the measurements. The floorplan is not to scale. Made with MyFloorplan 2020



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements

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