

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase brand new four bedroom detached bungalow of generous proportions in a super rural setting on the fringes of the popular village of Ruan Minor.



Currently under construction by a well regarded Cornish developer, an opportunity to purchase a four bedroom, detached bungalow of generous proportions on a good sized plot with garden, parking and a garage.

Nestled in the charming hamlet of St Ruan on the fringes of the bustling village of Ruan Minor, this generous detached bungalow will offer a perfect blend of comfort and style. It would seem ideal for those seeking a tranquil retreat in the heart of the countryside. The layout of the bungalow ensures ample space for both relaxation and entertainment, making it a wonderful place to call home.

The property is in the Parish of Grade Ruan, which is on the fringes of the bustling village of Ruan Minor with its amenities that include village stores, chapel, church, village hall and sports pavilion with bar. Cadgwith is a short drive away, a beautiful Cornish fishing cove with numerous thatched cottages and home of the Cadgwith Cove Inn.

The Lizard Peninsula itself has been designated as an area of outstanding natural beauty with picturesque coves, sandy beaches, rugged moorland and the South West Coastal footpath. Primary schooling is available in the villages of Ruan Minor, Mullion and Landewednack at The Lizard with a comprehensive school at Mullion which is a short drive away. The market town of Helston is some twelve miles away with more extensive amenities including national stores and leisure centre with indoor pool.

AGENTS NOTE

The property is currently under construction and the images and video are computer generated.

AGENTS NOTE 2

Expected completion Autumn 2024.

DIRECTIONS

WHAT THREE WORDS: amounting.react.eventful

MOBILE AND BROADBAND COVERAGE

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

COUNCIL TAX BAND

TBC

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

23rd May 2024

4, PRAS COOMBE ST RUAN, RUAN MINOR,

PRICE GUIDE £795,000

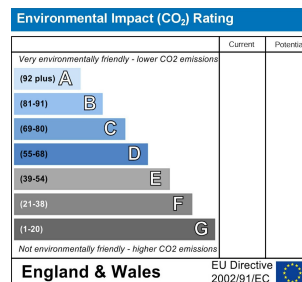
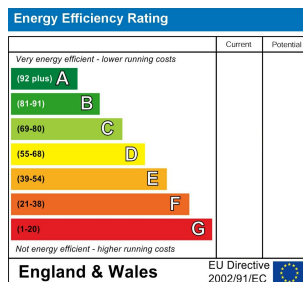
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