

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.



Nearing completion constructed by a well regarded Cornish developer is this opportunity to purchase a four bedroom, detached bungalow of generous proportions on a good sized plot with garden, parking and a double 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 some images are computer generated.

AGENTS NOTE 3

To reserve the property, purchasers will need to pay a non-refundable £5,000.00 deposit, paid directly to the developer.

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.

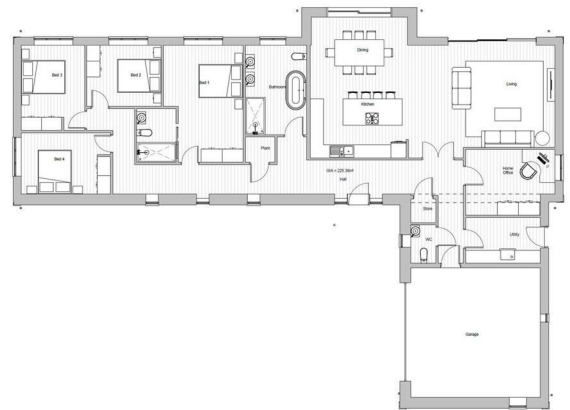
DATE DETAILS PREPARED

23rd May 2024

4 PRAS COOMBE, RUAN MINOR, TR12 7JS

PRICE GUIDE £795,000

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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