

CHRISTOPHERS

ESTATE AGENTS



A unique opportunity to purchase a four bedroom detached executive style bungalow in a wonderful rural setting in a designated area of outstanding natural beauty close to the coast and the iconic fishing village of Cadgwith.



* 3 UNDER OFFER ON THE DEVELOPMENT AND ONLY 1 REMAINING *

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.

AGENTS NOTE ONE

Expected completion Spring 2025.

AGENTS NOTE TWO

The property benefits from an architects certificate.

AGENTS NOTE THREE

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

SERVICES

Mains water, drainage and electricity. Air source heating.

DIRECTIONS

what3words: waltz.hurtles.gearing

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/>

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

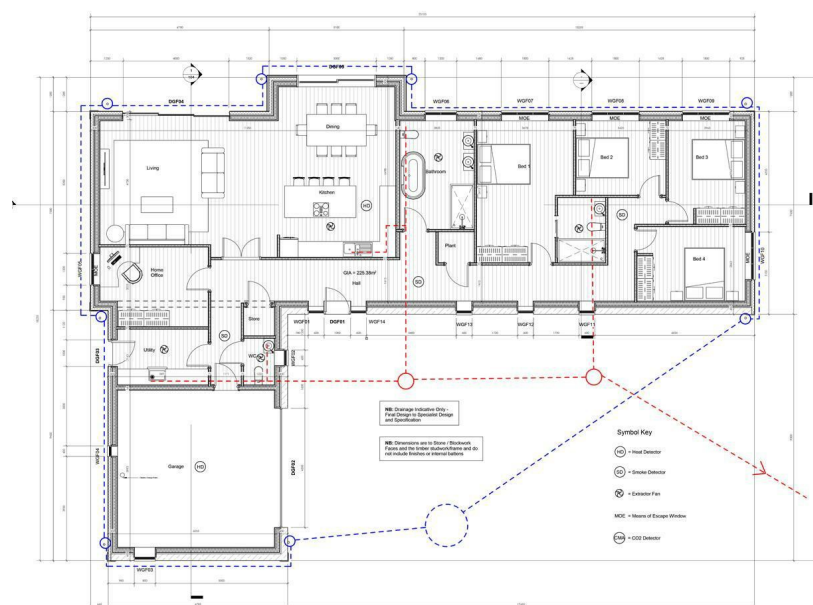
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

10th October 2024

1 PRAS COOMBE RUAN MINOR, TR12 7JS

PRICE GUIDE £825,000



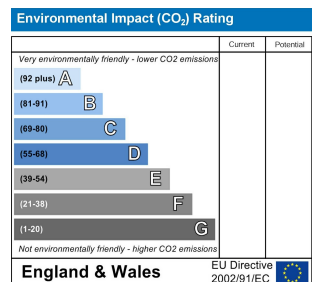
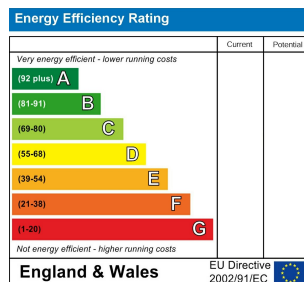
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