



Kittiwake Close
Lelant
TR27 6GL

Price Guide £375,000

- BEAUTIFULLY PRESENTED 2-3 BED HOME
- LINK DETACHED
- SPACIOUS ACCOMMODATION ARRANGED OVER 3 FLOORS
- GARAGE AND PARKING
- LOW MAINTENANCE GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- NO ONWARD CHAIN



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1044.10 sq ft



3



3



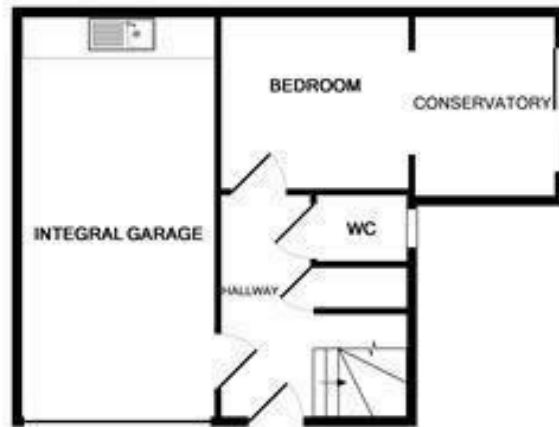
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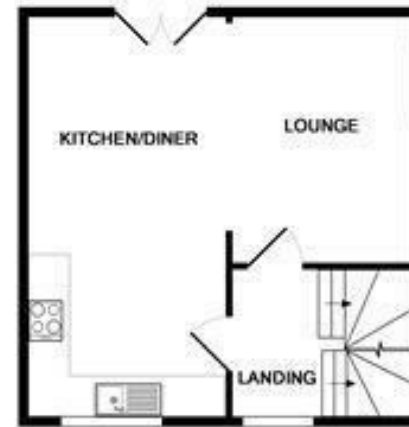
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Directions To Property



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(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	

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Valuation Request



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