



CLIVEPEARCE
Now you're moving

3 Bedrooms

Cottage - Semi Detached

Asking Price

£350,000

Located in

St. Austell





65 Gwindra Road

St. Austell | Cornwall | PL26 7LB



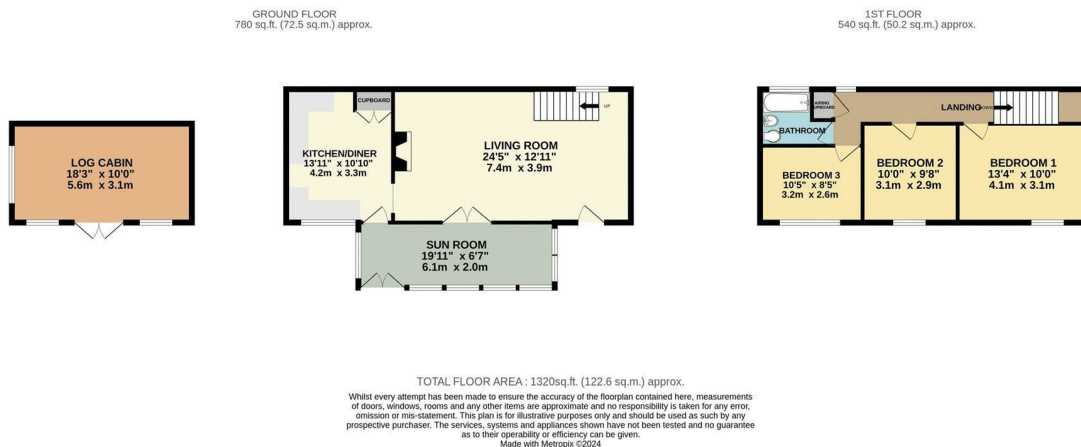
An exceptionally charming extended three bedroom character Cornish cottage with large relatively level landscaped garden approaching half an acre, and a super log cabin with air conditioning, power, broadband and insulated floor and ceiling. Delightful landscaped garden setting bordering a stream at the edge of the village. Nearby parking in adjacent lane.

65 Gwindra Road

£350,000 Freehold



- Character cottage
- Separate log cabin with air conditioning
- Nearby parking in adjacent lane
- Oil fired central heating / hot water & cosy wood burner
- Substantial garden storage shed
- Three bedrooms
- Large landscaped garden approaching half an acre
- Edge of village location
- UPVC double glazing
- Viewing strictly by appointment only



Council Tax Band C

Local Authority

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

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	

31 Lemon Street
Truro
Cornwall
TR3 7QB



CLIVEPEARCE
Now you're moving

Miranda@clivepearceproperty.com

01872 272622