



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Price

£575,000

Located in

Portreath



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Bridge Meadows

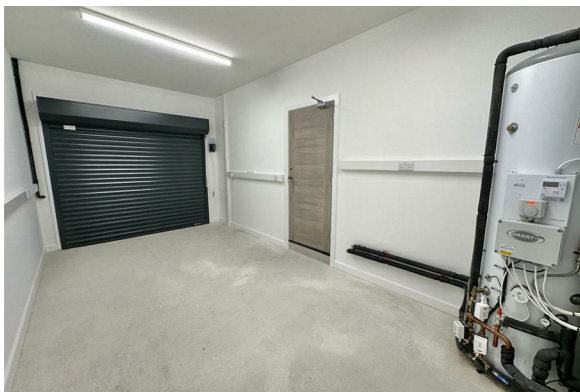
Portreath | Cornwall | TR16 4QG



Set within a small exclusive development of high specification detached homes just a short distance from the superb sandy beach at Portreath. Plot 1 comprises Four bedrooms (two en-suites) stunning living space, gardens, garage and parking. Excellent location with coast, countryside and amenities all within easy reach.

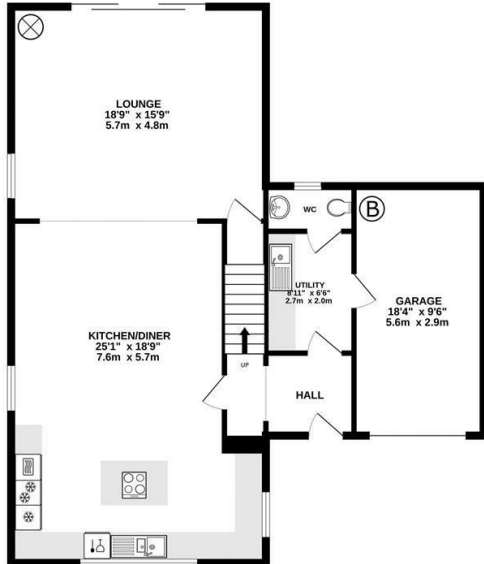
# Bridge Meadows

£575,000 Freehold

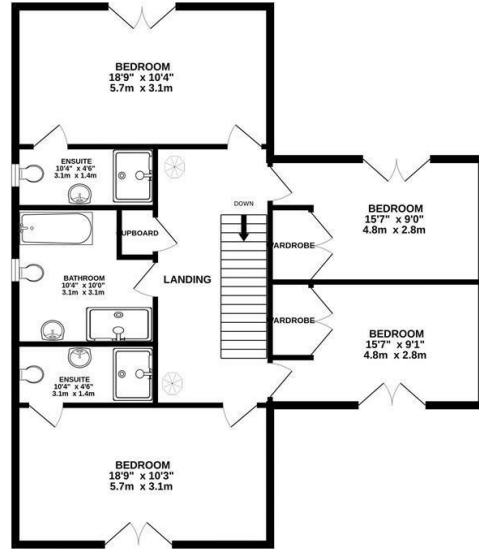


- Four bedrooms - two with en-suites
- Living room with woodburning stove
- Kitchen with integrated appliances and island
- Family bathroom
- Integral garage and driveway parking
- High specification finish throughout
- Open plan living/day space with doors to garden
- Utility room and guest WC
- Garden
- Energy efficient

GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



BRIDGE MEADOWS, BRIDGE, REDRUTH, TR16 4QG

TOTAL FLOOR AREA: 2081 sq.ft. (193.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Council Tax Band New Build

## Local Authority

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

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