

1 Mundys Field
Ruan Minor, TR12 7LF





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Nestled within a sought after cul-de-sac, this detached two bedroom bungalow offers a prime location in close proximity to the village centre and doctors surgery, presenting an exceptional opportunity for those seeking a tranquil yet conveniently located home. Sitting on a spacious plot, this bungalow boasts ample potential, promising an exciting canvas for transformation and personalisation. Step into the bright and airy living room, illuminated by a large window that overlooks the front garden, infusing the space with natural light and creating a welcoming ambiance. The kitchen/diner serves as a delightful social hub, where culinary delights are prepared amidst the company of guests relaxing in the adjacent dining area. With abundant storage units, a convenient larder cupboard, and space for a potential island, the kitchen area is both functional and adaptable to suit various needs. Both double bedrooms are thoughtfully appointed with built-in storage, optimising space and organisation. The shower room is designed for practicality and ease of maintenance, ensuring convenience for everyday living. Outside, the garden is a true haven, with the enclosed rear garden featuring a patio area, raised lawn, and bedded areas, perfect for outdoor relaxation and entertaining. Surrounded by mature shrubs, the garden offers a sense of privacy and tranquility. To the front, a large lawn area and off-road parking complete the picture of this lovely bungalow.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE £330,000

Location

Located in a picturesque village close to the mainland's most southerly point which offers a good range of amenities within walking distance to include; primary school, church, village shop, doctors and Post Office. Nearby is the stunning fishing village of Cadgwith with Kennack Sands approximately two miles away and all located on a regular bus route which also provides access to the ancient market town of Helston.

Accommodation

- Entrance Porch
- Hallway
- Living Room
- Kitchen/Diner
- Shower Room
- Bedroom One
- Bedroom Two

Gardens

The garden to the front aspect is laid mainly to lawn with flower and shrub borders, a pathway to the side through a gate leads to the rear garden which is of good size and enjoys a sunny aspect being laid mainly to lawn with a profusion of plants and shrubs as well as raised flower beds. There is an outside water tap and greenhouse.

Garden Shed

With power and light connected aswell as being partially insulated.

Garage

With light and power connected, plumbing and space for washing machine, eaves storage space, Worcester LPG boiler and up and over garage door.

Parking

Driveway providing off road parking for two vehicles. There is also an adjacent stone chipped area that offers even more parking space.





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		43	
(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			80
(69-80) C			
(55-68) D			
(39-54) E			45
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Services

Mains electricity, water and drainage. LPG gas central heating.

Council Tax Band- C**Broadband and Mobile Phone 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 - Purchasers

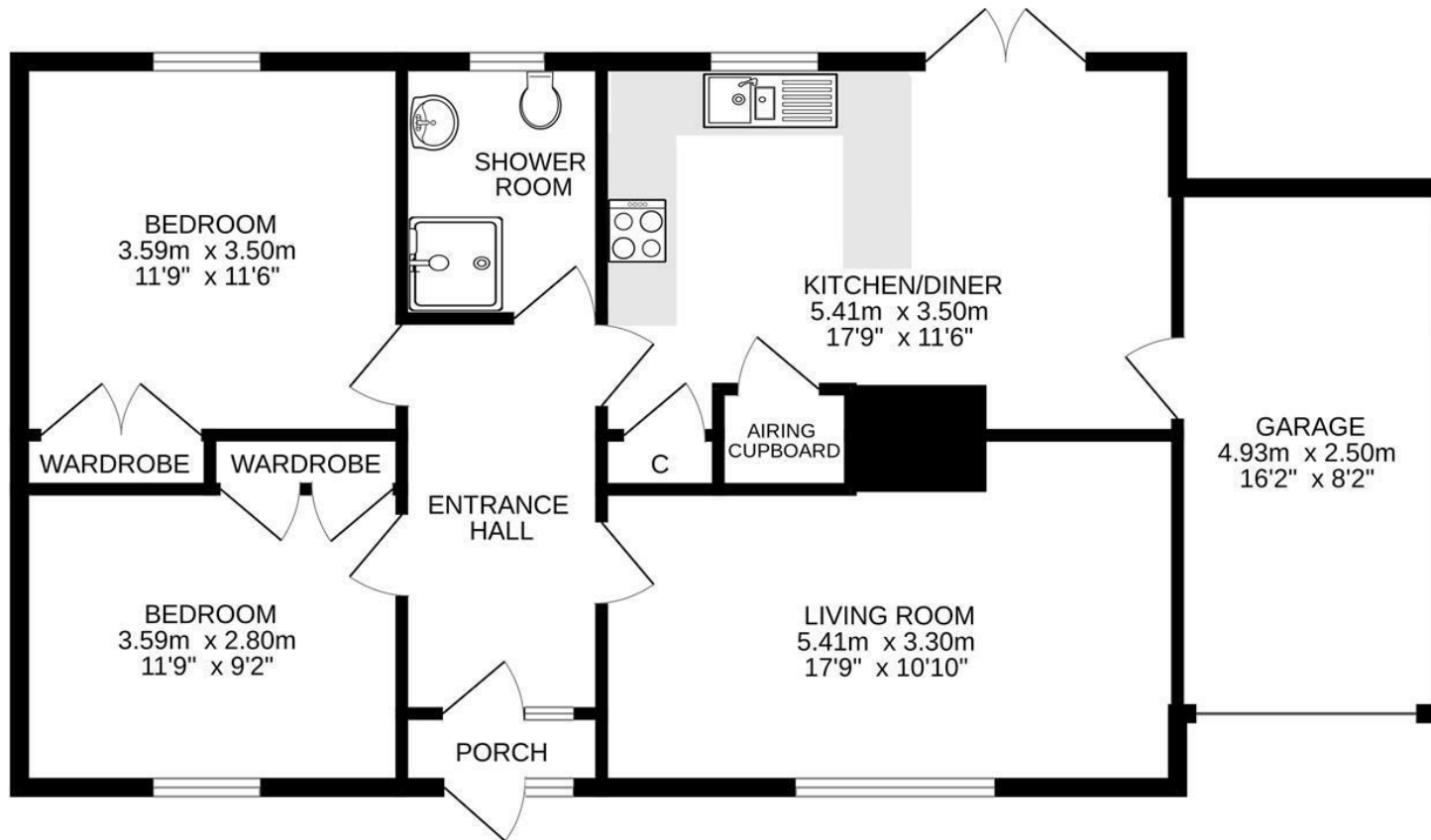
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



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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