



8 Glebe Place
Ruan Minor, TR12 7JW







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Situated in the popular village of Ruan Minor, this well presented one bedroom terraced bungalow has been tastefully updated and is ready to move into, making it an ideal choice for a range of buyers.

The accommodation is well laid out and easy to navigate. The generously proportioned bedroom offers ample space for wardrobes and additional storage, with the shower room located directly across the hallway, providing everyday convenience. The large living area is a particular highlight, enjoying a light and airy feel thanks to a sizeable window that looks out over the rear garden. A practical utility room adds valuable functionality, offering extra storage and a useful space to remove muddy boots or gardening gear before entering the main living areas.

Externally, the enclosed rear garden is mainly laid to lawn and incorporates both a patio and gravel seating area, providing flexibility for outdoor dining, relaxing, or entertaining. The garden is easy to maintain while still offering plenty of usable space.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £179,950

Location

Set in a picturesque village close to the mainlands 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 Hallway
Bedroom
Shower Room
Lounge/Diner
Fitted Kitchen
Rear Porch

Outside

An enclosed garden which is mainly laid to lawn and low maintenance patio area.

Services

Mains water, drainage and electricity. Air Source Heating

Council Tax Band- A

Service Charges

The annual service charge for 2024 - 2025 is £400 payable to Coastline Housing.

Agents Note

There is a footpath which is shared between Number 7 and 8 where number 7 has right of access to their property at all times.

What3Words

///validated.seaside.multiply





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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

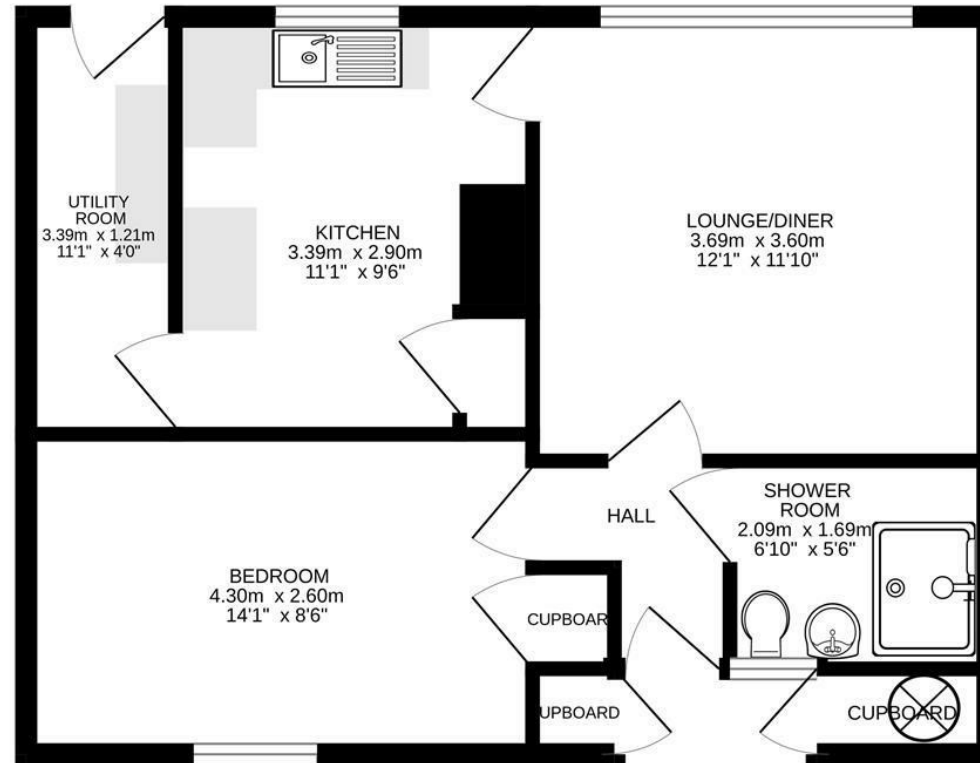
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & 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/>



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

