



CLIVEPEARCE
Now you're moving

2 Bedrooms

Bungalow - Detached

Price Guide

£549,950

Located in

Redruth



www.clivepearceproperty.com



Little Carharrack

Redruth | | TR16 5RS



A quite exceptional, recently constructed, two bedroom, two ensuite, bespoke and traditionally built bungalow, located in a rural setting with generous landscaped gardens that include a large gated driveway with carport, electric charging point and solar panels

Little Carharrack

£549,950 Freehold



- A recently constructed stylish and bespoke residence
- Ensuite with each bedroom
- Integrated kitchen with island
- Solar panels and electric charging point
- Large landscaped and planted gardens

- Beautiful and functional accommodation
- Open plan living with woodburner
- Conservatory with garden vista
- Substantial driveway and carport
- Rural situation but close to village facilities

GROUND FLOOR
1360 sq.ft. (126.4 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.4 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 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		80	80
(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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