



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Link Detached

Price Guide

£300,000

Located in

Redruth



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



# Alexandra Close

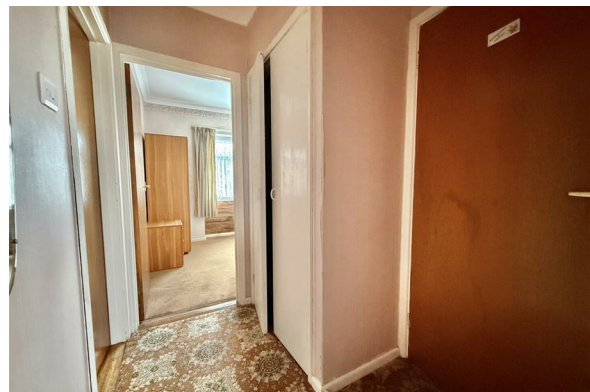
Redruth | | TR16 4RS



A spacious three bedroom link detached bungalow in the very popular village of Illogan, located between Redruth and the coastal village of Portreath. Lovely south facing gardens, driveway and garage.

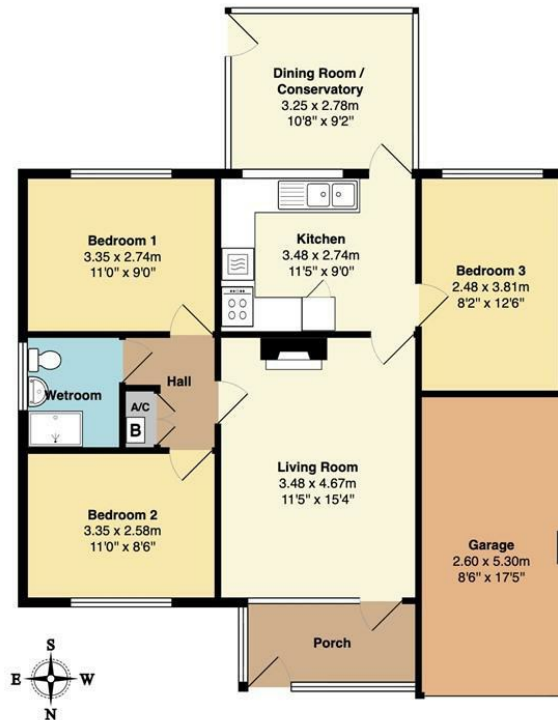
# Alexandra Close

£300,000 Freehold



- Three bedroom link detached bungalow
- Living room and garden room
- Gas central heating and majority double glazing
- Located in very popular village
- Set in attractive, mature and level gardens, (rear south facing)
- Kitchen with integrated appliances
- Garage and private driveway
- No onward chain

**Ground Floor**  
Area (approx): 90.8 m<sup>2</sup> ... 977 ft<sup>2</sup>



Total Area: 90.8 m<sup>2</sup> ... 977 ft<sup>2</sup>

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.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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