



goundrys  
S A L E S

experts in selling & buying

# Leap Park, Threemilestone

Guide Price £385,000

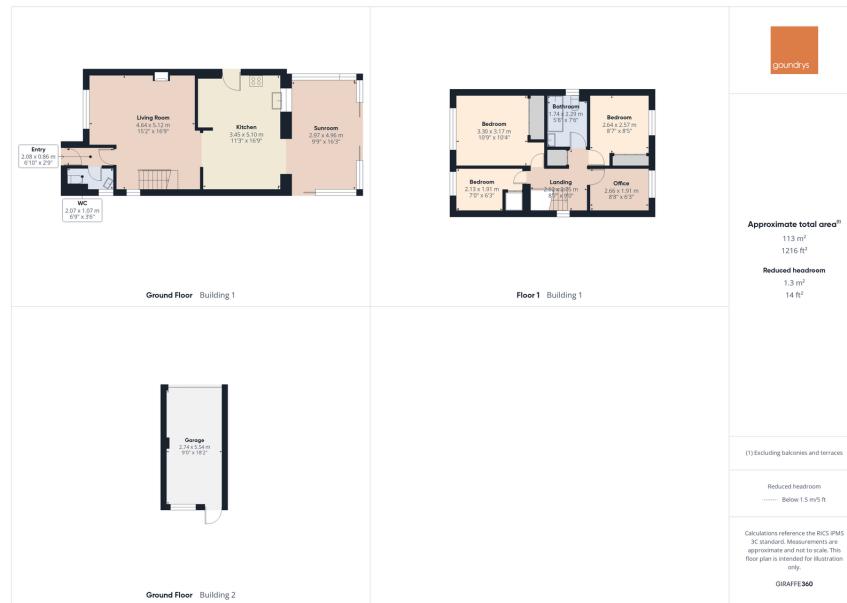
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- Popular Location
- Enclosed Rear Garden
- Sun Room
- Four Bedrooms
- Sociable Open Plan Living Areas



Located in the popular Leap Park development, this four-bedroom home offers generous and versatile open-plan living spaces, a garage, off-road parking, and an enclosed rear garden.



## Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient - higher running costs</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## ST AGNES

6 Churchtown, St Agnes, Cornwall, TR5 0QW  
01872 552560 - Sales  
01872 278306 - Lettings

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and not to scale. This floor plan is an illustration only.