

CHRISTOPHERS

ESTATE AGENTS



A unique opportunity to purchase a four bedroom detached executive style bungalow in a wonderful rural setting in a designated area of outstanding natural beauty close to the coast and the iconic fishing village of Cadgwith.



* 2 UNDER OFFER ON THE DEVELOPMENT AND 2 REMAINING *

Currently under construction by a well regarded Cornish developer, an opportunity to purchase a four bedroom, detached bungalow of generous proportions on a good sized plot with garden, parking and a garage.

Nestled in the charming hamlet of St Ruan on the fringes of the bustling village of Ruan Minor, this generous detached bungalow will offer a perfect blend of comfort and style. It would seem ideal for those seeking a tranquil retreat in the heart of the countryside. The layout of the bungalow ensures ample space for both relaxation and entertainment, making it a wonderful place to call home.

AGENTS NOTE ONE

Expected completion Spring 2025.

AGENTS NOTE TWO

The property benefits from an architects certificate.

AGENTS NOTE THREE

To reserve the property, purchasers will need to pay a non-refundable £5,000.00 deposit, paid directly to the developer.

SERVICES

Mains water, drainage and electricity. Air source heating.

DIRECTIONS

what3words: waltz.hurtles.gearing

MOBILE AND BROADBAND 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 - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

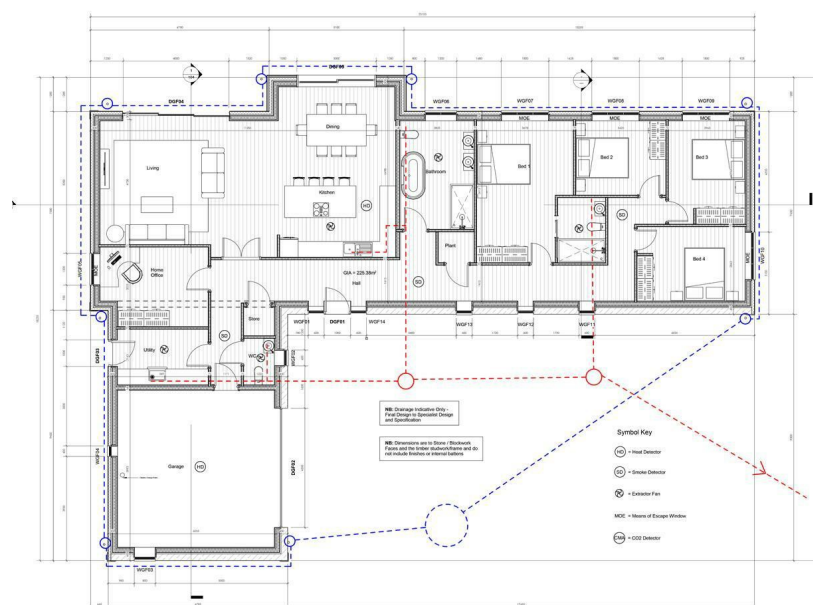
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

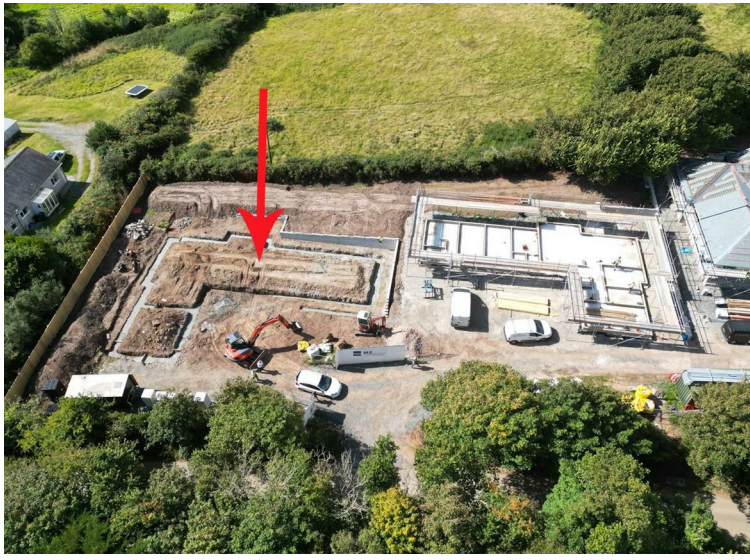
10th October 2024

1 PRAS COOMBE, RUAN MINOR, TR12 7JS

PRICE GUIDE £825,000



IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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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		
(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	

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