

8 Glebe Place, Ruan Minor, TR12 7JW

£180,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

8 Glebe Place

- BEAUTIFULLY PRESENTED ONE-BEDROOM TERRACED BUNGALOW
- LOCATED IN THE POPULAR VILLAGE OF RUAN MINOR
- GENEROUS LOUNGE
- WELL-APPOINTED KITCHEN/BREAKFAST ROOM
- GOOD-SIZED BEDROOM & SHOWER ROOM
- MODERN AIR SOURCE HEATING
- LOVELY REAR GARDEN
- FREEHOLD
- COUNCIL TAX A
- EPC C70







Situated in the well-regarded village of Ruan Minor, this beautifully presented one bedroom terraced bungalow offers comfortable and well-proportioned accommodation making it an ideal choice for those looking for a nice home in this vibrant village.

The accommodation is heated by modern air source heating and in brief, provides an entrance hallway, generous lounge with picture window overlooking the rear garden, creating a light and pleasant living space. There is a well appointed kitchen/ breakfast room, a useful utility area, a good-sized bedroom and a shower room.

Outside, the rear garden provides a lovely space to relax.

Ruan Minor is a thriving village on the stunning Lizard Peninsula, an area renowned for its exceptional natural beauty. The village offers a range of everyday amenities, including a primary school, playgroup, village shop and post office with coffee shop, doctor's surgery, village hall, church, chapel, recreation ground, football club, and a popular community pavilion bar.

A lovely opportunity to acquire a beautifully presented bungalow in a highly regarded village setting.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE HALLWAY
With coat hanging space, wood effect laminate flooring with doors to various rooms.

LOUNGE 12'1" x 11'7" (3.7 x 3.55)
A bright airy space with picture window to the rear aspect providing a pleasant view over the rear garden and wood effect laminate flooring, door to:

KITCHEN/BREAKFAST ROOM 11'1" x 9'6" narrowing 7'6" (3.4 x 2.9 narrowing 2.29)

A modern kitchen comprising butcher block effect worktop incorporating a stainless steel sink and drainer with mixer tap, mix of base and drawer units under, wall units over and attractive tiled splash backs. There is a breakfast bar arrangement, generous storage cupboard, extractor and tile effect vinyl flooring. The room is lit by a spotlight arrangement and has a window to the rear aspect overlooking the garden with door to:

UTILITY ROOM 10'11" x 4'0" (3.34 x 1.23)

Having butchers block wood effect worktops with space under for washing machine, wall cupboard, coat hanging space, loft hatch to roof space and part glazed door to rear garden.

BEDROOM 13'10" x 8'5" (4.23 x 2.57)

A pleasant double bedroom with window to front aspect giving far reaching rural views past other properties and built-in wardrobe with hanging space and shelf.

SHOWER ROOM

Suite comprising walk-in shower cubicle, easy clean splash backs., wash hand basin with easy clean splash back and W.C., obscured glazed window to front aspect and extractor.

OUTSIDE

There is unallocated parking to the front along with a garden laid to lawn and two useful storage cupboards. The rear garden is a real feature of the property is of generous proportions has patio seating areas, lawn with beds at its borders and outside tap.

SERVICES

Mains water, electricity, drainage and air source heating.

AGENTS NOTE ONE

We are advised by the owner there is an annual service charge payable to coastline for which the last bill was for £438.













AGENTS NOTE TWO

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

resurgent.belt.mango

FLOODRISK

River & Sea Very Low. Surface Water Very Low.

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band A.

DATE DETAILS PREPARED.

24th September, 2026.

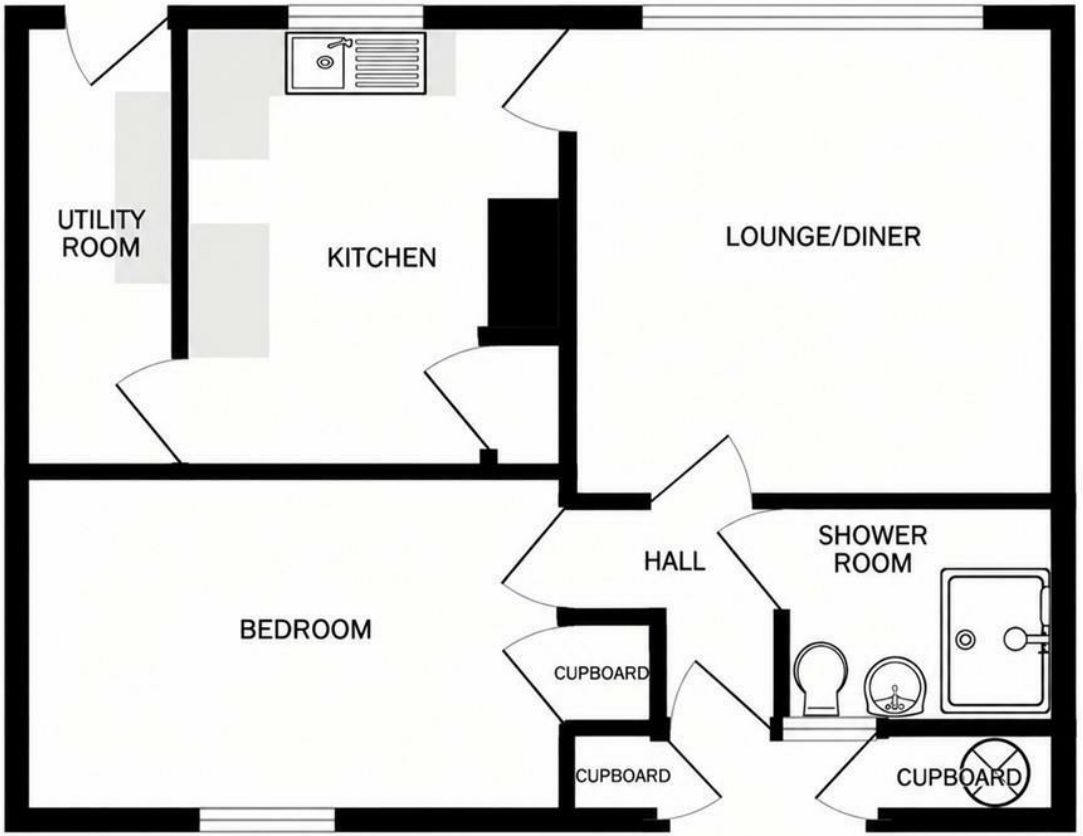
MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

PROOF OF FINANCE - PURCHASERS

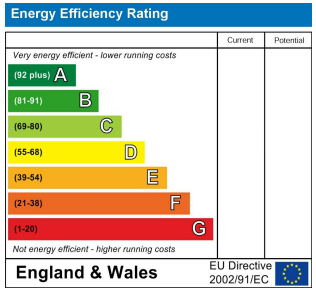
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

GROUND FLOOR



PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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