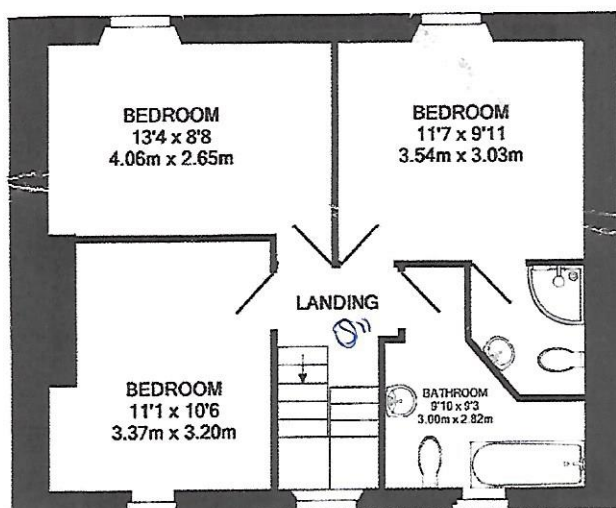


GROUND FLOOR  
APPROX. FLOOR  
AREA 645 SQ. FT.  
(59.9 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 495 SQ. FT.  
(46.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1140 SQ. FT. (105.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## MAP's top reasons to view this home

- Village location
- 200 year old Character cottage
- Parking for 3 cars
- Enclosed front garden that enjoys the morning & afternoon sun
- Far reaching views to St Mawes from front bedrooms
- Close to university
- Walking distance to Asda
- Good pub and shop minutes away
- Woodburning stove
- Gas central heating

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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