

□ Monterey House, Ruan High Lanes Truro TR2 5JR

Unit	Style	Designation	Beds	En-suite	Parking	Valuation	GIA sqm	Sq. ft	Toilets Cloakroom	Toilets Bathrooms	Shower	Bath	Basins Cloakroom	Basins Bathrooms	Walls Ground to First	Rainwater Goods	Fascia's & Soffits	External Windows & Doors
1	Attached	Private Sale	3	No	2 spaces	£475,000	94	1012	1	2	0	1	1	1	White painted render	Refurbish/reuse existing	Exisiting White	Refurbish/reuse existing
2	Attached	Private Sale	2	No	2 spaces	£495,000	100	1076	1	2	1	1	1	1	White painted render	Refurbish/reuse existing	Exisiting White	Refurbish/reuse existing
3	Attached	Private Sale	2	No	2 spaces	£475,000	94	1012	1	2	0	1	1	1	White painted render	Refurbish/reuse existing	Exisiting White	Refurbish/reuse existing
4	Attached	Private Sale	2	No	2 spaces	£485,000	102	1098	0	2	0	1	1	1	White painted render	Refurbish/reuse existing	Exisiting White	Refurbish/reuse existing
5	Attached bungalow	Private Sale	2	No	2 spaces	£425,000	73	786	0	1	1	1	0	1	White painted render	Refurbish/reuse existing	Exisiting White	Refurbish/reuse existing
						£2,355,000												

Due to the nature of the sale, these particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract and all information and services have NOT been confirmed/approved by the current vendor. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LH or the vendor. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.