




1, Bramblefield, Harrowbarrow, Cornwall, PL17 8JG

Guide Price £395,000

 4  2  2



INHAUS
DESIGNS
iD



Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus)	77
A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
Not energy efficient - higher running costs	
England	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (82 plus)	79
A (61-81)	
B (49-60)	
C (35-48)	
D (21-34)	
E (11-20)	
F (1-10)	
Not environmentally friendly - higher CO ₂ emissions	
England	EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

- BRAND NEW family home in beautiful rural Tamar Valley setting.
- Master bedroom en suite, Three further bedrooms & Family Bathroom
- Air source heat pump with underfloor heating to the ground floor and radiators to the first floor.
- High quality fittings throughout. Nearing completion.
- Predicted EPC shown.
- Hall, Cloakroom, Living room, Kitchen/ dining room.
- Garden, Garage and Parking.
- Non-estate location along leafy lane, yet close to amenities.
- Approximately twelve miles from Plymouth, six miles from Tavistock and three miles from Callington.



Brand new four bed detached family house located in a leafy lane in the Tamar Valley. Non-estate, quality fittings, underfloor heating and double glazing. Gardens, integral garage and parking. Nearing completion.