



New Street

Bugle

St. Austell

PL26 8PG

Asking Price £250,000

- CHAIN FREE
- WELL PRESENTED THROUGHOUT
- CHARACTER FEATURES
- ATTACHED GARAGE
- LEVEL AND ENCLOSED REAR GARDEN
- PARKING SPACE
- FOUR BEDROOMS
- SUPERB SHOWER ROOM
- CLOSE TO VILLAGE CENTRE



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1367.00 sq ft



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Property

A beautifully presented four bedroom semi-detached family house with many retained character features including original decorative floor tiling, panelled doors and with a further mix of improvements such as double glazing, wood burning stove, modern kitchen, superb modern shower room.

The accommodation briefly comprises entrance porch, reception hall, open plan lounge/diner, modern kitchen with Neff appliances, sunroom/utility room, downstairs WC. On the first floor is landing, four bedrooms and a stunning and recently refurbished shower room. Outside is an attached good sized garage with electric garage door and rear pedestrian door leading into a level and enclosed rear garden.

Location

This is a quiet road, almost a one way street, and is located just off the centre of the village which hosts an extensive range of local facilities including Spar shop, Co-op local primary school, hairdressers, public house, chinese take away and fish and chip shop, furniture shop, and in the local industrial estates many more local businesses. The village is about five miles from the major towns of St Austell and Bodmin both with a vast range of local amenities including main line railway stations.

The A30 is also about five miles to the North giving good access East and West in Cornwall.

Front Porch

New composite Front door opening into front porch area with courtesy light, part glazed door opening into:

Reception Hall

A welcoming reception hall with decorative tessellated floor tiling, pine staircase to first floor with under stairs cupboard, attractive cornices, Elnur Gabarron E combi electric storage heater, door opening into

Lounge/Dining

25'9" x 12'0" (7.85m x 3.68m)

A bright room with a great deal of character with dining area comprising recently installed Upvc French doors to rear enclosed

garden Elnur Gabarron E Combi smart electric heater, and Arch way opening into the lounge area with wood burning stove, inset into fire place with granite lintel, and set on large slate hearth, bay window to front elevation.

Kitchen

10'9" x 9'3" (3.29m x 2.83m)

A beautifully presented modern kitchen with an extensive range of built in base and wall units and quartz work tops, built in electric fan heater built in eye level double NEFF oven, built in Blomberg dishwasher large granite sink unit, halogen four ring hob, NEFF extractor fan above, double glazed window to side elevation, door to:

Sunroom/Utility room

17'0" x 9'0" (5.19m x 2.75m)

Bright room with double glazed window and new double glazed French doors to rear garden, Elnur Gabarron E Combi electric smart heater, plumbing for washing machine, door to:

Separate WC

With low level WC, wash basin and extractor fan.

First Floor Landing

With pine balustrade, access to loft space.

Bedroom One

12'0" x 12'0" (3.67m x 3.67m)

Double glazed window to front elevation, various power points, skirting boards, electric panelled radiator.

Bedroom Two

11'10" x 11'1" (3.62m x 3.39m)

Double glazed window to rear elevation, skirting boards, various power points, electric panelled radiator.

Bedroom Three

9'3" x 9'0" (2.83m x 2.76m)

Double glazed window to rear elevation, electric panelled radiator, skirting boards and various power points, central ceiling rose.



Family Bathroom

9'1" x 6'4" (2.78m x 1.95m)

A stunning and recently renovated shower room with fully tiled walls, walk in double shower cubicle, low level WC, vanity unit with wash basin and cupboard below, double glazed window to side. electric heated towel rail, spot lights and extractor fan.

Bedroom Four

12'4" x 5'7" (3.77m x 1.71m)

Double glazed window to rear elevation, skirting boards and various power points, electric panelled radiator.

Garage

23'5" x 7'10" (7.16m x 2.40m)

Electric roller door, pedestrian door to rear garden, power points and light, storage space in pitched roof.

Outside

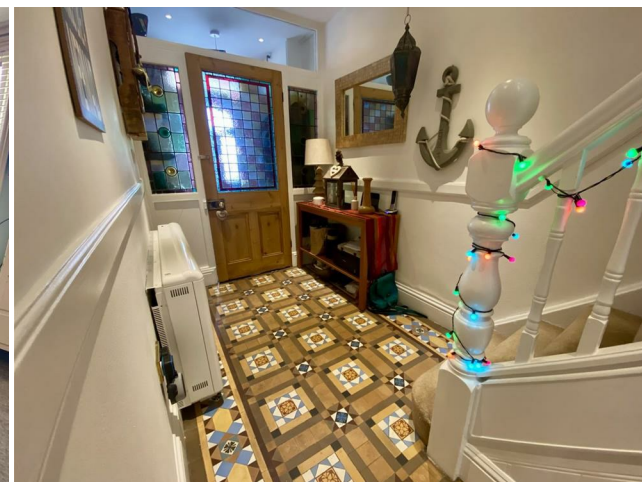
To the front is a parking space and access to the garage. To the rear is a lovely private and enclosed rear garden laid mainly to lawn and with flower borders and patio/terrace area and log store, outside water tap.

Services and General Information.

Mains water, electricity, drainage.

Council tax band 'B'

Broad band speed: Averages 67Mb via Vodafone.



Directions To Property

From the Co-op supermarket in the centre of the village, turn right as you leave the carpark, and then turn next left into New Street and the property will be found on the left.

Contact Us

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Valuation Request



Ground Floor

First Floor

Garage

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	