



Treffry Gardens

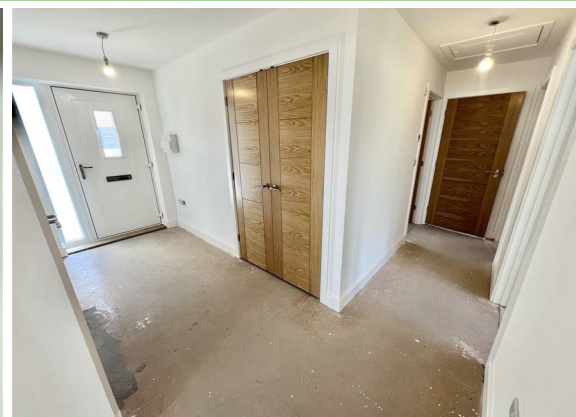
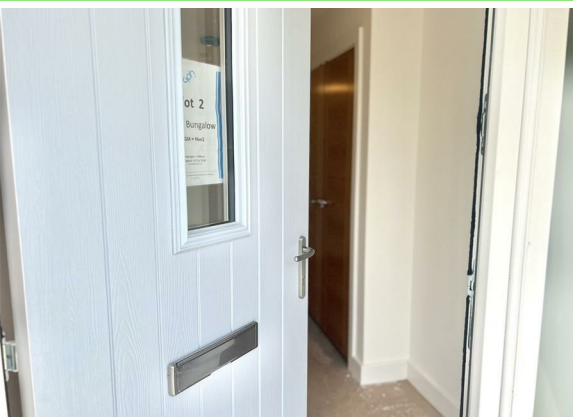
Bugle

St. Austell

PL26 8QP

Prices From £375,000

- Move in Ready From May 2024
- 10 Year Build Zone Warranty
- Contemporary Two Tonal Kitchen with Bosch Integrated Appliances
- Underfloor Heating Present Throughout
- Brick Paved Driveway and Natural Timber Car Port
- Three Double Bedrooms with Ensuite to Bedroom One
- Expansive, Flat, Level, Wraparound Garden
- Superfast Broadband Direct to the Property
- Small Development Site of Nine Detached Houses
- Designed, Developed and Constructed by GPH Carpentry



 **Millerson**
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Tenure - Freehold

Council Tax Band - New Build

Floor Area - 1033.34 sq ft



Property Description

Welcome to Treffry Gardens, Bugle, St. Austell - a stunning location for this brand-new detached three bedroom bungalow. There are nine individual, luxurious properties on site in total, all of which will be ready to move into from the middle of May 2024. This plot itself boasts a spacious 1,037sq ft layout with an open plan kitchen/living/dining room, three double bedrooms with ensuite to the primary bedroom and a fully fitted bathroom - perfect for modern living. The exterior has been designed with its surroundings in mind and is completed with Cedar wood shingle frontage.

As a new build, this bungalow offers a high-end specification of contemporary living with integrated Bosch appliances in the kitchen, ensuring both style and functionality are of the best standard. The property is enhanced further outdoors featuring a car port and brick paved driveway enabling parking for at least two vehicles so making coming home a breeze. One of the standouts, breathtaking, features of this home is the expansive garden, offering a tranquil, flat level, outdoor space for relaxation or entertaining guests. Whether you have green fingers or simply enjoy al fresco dining, this garden is sure to impress.

Benefitting from a 10 Year Build-zone Warranty plus direct access to the developers themselves strengthens the confidence and guarantee of the exceptional finish of these homes. Being built economically friendly only helps add to the benefits of these homes with the heating being via underfloor heating and powered by an air source heat pump meaning these homes will be kinder on those all important utility bills.

Don't miss out on the opportunity to own this beautiful new build bungalow in Bugle. With its modern amenities, spacious layout, and desirable location, this property is a gem waiting to be discovered. Book a site visit today and envision the possibilities of making this bungalow your home!

Location

The village of Bugle is perfectly situated for excellent access to St Austell, Bodmin and the A30. It enjoys a primary school, Chinese Takeaway, Public House and convenience store. A wider range of amenities are available in the main town of St Austell which is approximately a 15 minute drive away and includes a cinema, bowling alley and a full range of shopping facilities. From here there is a mainline railway station which provides a direct route to London Paddington. Further afield lie the picturesque beaches and coastline of the Roseland Peninsula, an Area of Outstanding Natural Beauty, the harbour at Charlestown which has been used as a back drop for several period dramas, including Poldark, and of course the world famous Eden Project.

The Accommodation Comprises

(All dimensions are approximate)

Ground Floor

Composite front door with frosted side panel leading into the:

Entrance Hallway

Skimmed ceiling. Smoke sensor. Pendant lighting. Underfloor heating control panel. Consumer unit housed. Loft access. Airing cupboard housing the hot water tank and other services access. Utility style cupboard sizeable enough to house white goods with recessed spotlights, extractor fan and ample power sockets throughout. Underfloor heating. Skirting. Oak doors leading off to the following rooms:

Kitchen/Dining/ Living Area

34'6" x 11'11" (10.52m x 3.64m)

Kitchen - Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Recessed spotlights. Pendant lighting over breakfast bar. Contemporary range of German, two tonal, wall and base fitted kitchen units with square edge worksurfaces and ceramic sink with drainer and mixer tap. Integrated Bosch ceramic induction hob* with extractor hood above, double oven and grill, dishwasher, fridge and freezer. Space in the utility area for freestanding washing machine and tumble dryer. Ample power sockets. Underfloor heating. Luxury Vinyl flooring. Skirting.

Dining/Living Area - Skimmed ceiling. Double glazed window to the side aspect. Ample power sockets. Aerial connection port. Underfloor heating. Skirting. Double glazed patio doors opening on to the rear garden.

*The developers will be including a set of cooking pans to be used specifically on induction hobs.

Bedroom One

10'11" x 11'10" (3.33m x 3.62m)

Skimmed ceiling. Pendant lighting. Double glazed window to the front aspect. Underfloor heating control panel. Built in spacious wardrobes. Ample power sockets. Aerial connection point. Underfloor heating. Skirting. Door leading through to the:

Bedroom One Ensuite

11'10" x 4'2" (3.62m x 1.28m)

Skimmed ceiling. Double glazed frosted window to the front aspect. Recessed spotlights. Extractor fan. Partially tiled throughout. Heated towel radiator. Walk in spacious, double shower unit with rainfall head and easily accessible controls. Wash basin with mixer tap and built in storage cupboard beneath. W/C with push flush. Underfloor heating. Luxury vinyl tiled flooring.



Bedroom Two

12'5" x 9'7" (3.79m x 2.94m)

Skimmed ceiling. Pendant lighting. Double glazed window to the rear aspect. Underfloor control panel. Ample power sockets. Aerial connection point. Underfloor heating. Skirting.

Bedroom Three

9'6" x 9'7" (2.92m x 2.94m)

Skimmed ceiling. Pendant lighting. Double glazed window to the rear aspect. Underfloor control panel. Ample power sockets. Aerial connection point. Underfloor heating. Skirting.

Family Bathroom

7'8" x 6'9" (2.35m x 2.06m)

Skimmed ceiling. Recessed spotlights. Extractor fan. Double glazed frosted window to the side aspect. Partially tiled throughout. Wash basin with mixer tap and built in storage cupboard beneath. W/C with push flush. Bath with rainfall shower over and easily accessible controls. Heated towel radiator. Underfloor heating. Luxury vinyl tiled flooring.

Agents Note - Carpets

Purchasers will be able to choose from a selection of carpets to which will be installed and fitted on their behalf via the developers.

Outside

To the Front - Laid to lawn front garden with fast growing Griselinia border which have been planted and will provide the require privacy in a short space of time.



To the Rear - An expansive, laid to lawn, flat, level, wraparound, rear garden with a dedicated seating area which encompasses large format Porcelain tiles providing an inviting seating area perfect for summer BBQ's and al fresco dining. Outside water access via wall mounted tap on the side. Outdoor power socket also situated on the side. All enclosed via featheredge timber fencing which helps identify boundaries and provides a child and pet friendly space.



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Parking

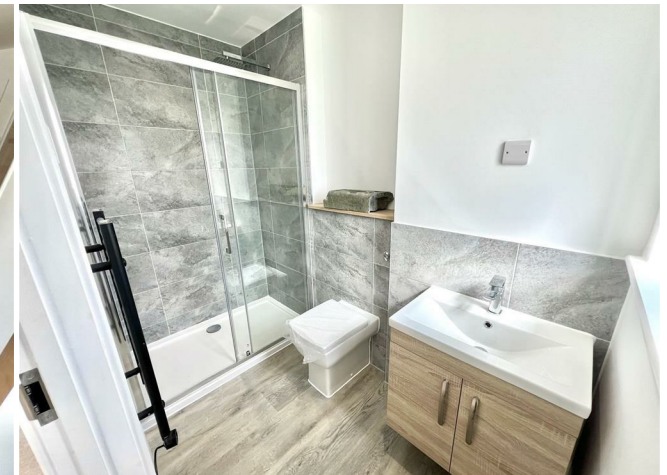
Brick paved driveway leading to a natural timber single car port allowing parking for multiple vehicles in addition to ample on street parking if required. The property also features a dedicated electrical supply for a car charging connection.

Services

The property is connected to mains electricity, water and drainage with the heating being powered via an air source heat pump which is positioned discreetly in the rear garden. There is a communal attenuation tank shared between the nine properties which helps manage any surface water caused by long periods of rainfall. Further services include superfast broadband to the property and TV Aerial points to all the bedrooms. The EPC and Council Tax Bands for the properties will be completed upon sign off as per building regulations. The developers for the site are GPH Carpentry who are a small, professional team of builders located here in Cornwall.

Directions

Leaving St Austell town centre, head to the junction at the top of Trinity Street and turn right following the road around onto Bodmin Road. Proceed along Bodmin Road for around three miles through the hamlets of Ruddle Moor and Carthew. At the top head straight over the roundabout heading into Stenalees and continue along until you reach the crossroads in Bugle. Continue straight again passing the Co-Op on your left and the Spar shop on your right, over the railway line and shortly after the development will be clearly identifiable on your right hand side. Pull into the estate where there is ample space to park and a member of the Millerson or build team will be there to meet you. This site is still active so please ensure you are accompanied during your visit.





Ground Floor Plan

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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Directions To Property

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Valuation Request

