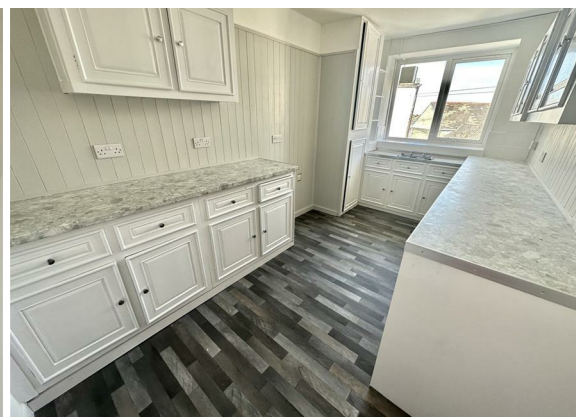




Rosevear Road
Bugle
St. Austell
PL26 8PH

Guide Price £125,000

- No Onward Chain
- Recently Renovated Throughout
- Ideal Investment Opportunity
- Expected Earnings Of Approx £850pcm
- One Allocated Parking Space
- Walking Distance To Amenities
- Village Location
- Double Glazing Throughout
- Council Tax Band A



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 1163.00 sq ft



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PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this four-bedroom, maisonette situated in the heart of Bugle. Close by to local amenities, investors will be pleased to know that this property offers a fantastic 7.85% yield with expected earnings of around £850pcm, making it a lucrative opportunity for those looking to expand their portfolio. And with no onward chain, the process of making this property your own is made even smoother. Recently modernised, this property benefits from spacious bedrooms throughout, a bright and airy lounge, kitchen and bathroom. There is one allocated parking space with on road parking available close by. The property is heated via wall mounted electric radiators and falls under Council Tax Band A. There is over 900 years remaining on the lease. Please refer to the agents note for charges payable.

LOCATION

The village of Bugle is perfectly situated for excellent access to St Austell and the A30. The village 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, including 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 used as a back drop for several films and period dramas and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

All dimensions are approximate.

ENTRANCE PORCH

Electric meter housed. Door through to:

GROUND FLOOR

Consumer unit housed. Smoke sensor. Skirting. Carpeted flooring. Stairs leading to first floor:

FIRST FLOOR

Double glazed window to the rear aspect. Smoke sensor. Electric

night storage heater. Broadband point. Carpeted flooring. Stairs to second floor. Doors leading to:

LOUNGE

15'1" x 10'9" (4.61 x 3.28)

Two double glazed windows to the front aspect. Electric night storage heater. Ample plug sockets. TV point and aerial. Skirting. Carpeted flooring.

KITCHEN

14'6" x 7'10" (4.43 x 2.39)

Double glazed window to the rear aspect. A range of wall and base fitted units with roll top work surfaces. Sink with double drainer. Cupboard housing hot water cylinder. Space and plumbing for washing machine, undercounter fridge and freezer as well as a free-standing cooker. Ample plug sockets. Skirting. Vinyl flooring.

BEDROOM THREE

12'0" x 12'0" (3.66 x 3.66)

Double glazed window to the front aspect. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM FOUR

10'2" x 8'2" (3.11 x 2.51)

Double glazed window to the side aspect. Skimmed ceiling. Ample plug sockets. Skirting. Carpeted flooring.

BATHROOM

12'0" x 6'9" (3.66 x 2.06)

Frosted double glazed window to the rear aspect. Extractor fan. Bath with shower over. Potential to add a separate shower unit. WC with push flush. Wash basin with mixer tap. Splashback around water sensitive areas. Skirting. Vinyl flooring.

SECOND FLOOR

Double glazed window to the front aspect. Smoke sensor. Vaulted ceiling. Electric night storage heater. Eaves storage. Plug socket. Wooden floor. Doors leading to:



BEDROOM ONE

16'9" x 12'4" (5.12 x 3.76)

Maximum measurements taken.

Double glazed window to the rear aspect. Vaulted ceilings.

Built in wardrobe. Eaves storage. Wall mounted electric radiator. Ample plug sockets. Skirting. Vinyl flooring.

BEDROOM TWO

16'9" x 8'9" (5.12 x 2.68)

Maximum measurements taken.

Double glazed window to the rear aspect. Vaulted,

ceilings. Eaves storage. Wall mounted electric radiator.

Ample plug sockets. Skirting. Vinyl flooring.

SERVICES

This property is connected to mains electricity, water and drainage. This property falls under Council Tax Band A.

AGENTS NOTE

A 999 year lease was granted in 2003.

The following charges apply:

Ground Rent £149.74pa

Service Charge £240pa (guide only)





Directions To Property

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 Ruddle Moor and Carthew. Head straight over the roundabout heading into Stenalees and then Bugle. Continue on this road and turn right onto Rosevear Road when reaching the traffic lights. The property will be located on your left hand side and a member of the Millerson team will be there to meet you.

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB

E: st.austell@millerson.com

T: 01726 72289

www.millerson.com

Valuation Request



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			
(81-91) B			
(69-80) C			73
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

