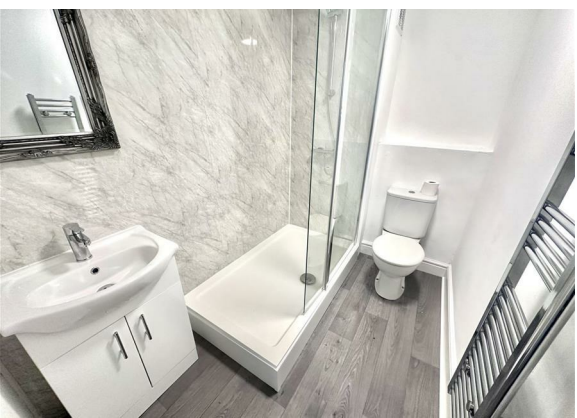




Higher Bugle
Bugle
St. Austell
PL26 8RD

Guide Price £95,000

- No Onward Chain
- Ideal For First Time Buyers
- Recently Redecorated Throughout
- Allocated Parking Space
- Walking Distance To Amenities
- Double Glazing Throughout
- Council Tax Band A
- 8.67% Yield



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 452.00 sq ft



Property Description

Millerson Estate Agents are thrilled to present this charming property located on Fore Street in Bugle. This delightful first-floor apartment boasts a cosy reception room, perfect for relaxing after a long day. With one bedroom and a well-appointed bathroom, this property offers a comfortable living space ideal for individuals or couples. This property also offers off road parking, ensuring that you have a secure place to park your vehicle. Whether you're a first-time buyer or an investor, this property presents a fantastic opportunity with an impressive 8.67% yield. 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. A ground rent of £25 is payable yearly along with a service charge of £600 per annum.

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 Hall

Smoke sensor. Loft access. Telephone entry system. Wall mounted electric heater. Plug sockets. Skirting. Carpeted flooring. Doors leading into:

Lounge

11'11" x 10'4" (3.64 x 3.16)

Double glazed window to the front aspect. Skimmed ceiling. Wall mounted electric heater. Ample plug sockets. TV point. Skirting. Carpeted flooring.

Kitchen

9'7" x 9'5" (2.93 x 2.88)

Double glazed window to the front aspect. Skimmed ceiling. Consumer unit housed. A range of wall and base fitted units with roll top work surfaces. Integrated oven, hob and extractor fan. Space and plumbing for fridge freezer and washing machine. Wall mounted electric heater. Ample plug sockets. Skirting. Vinyl flooring.

Bedroom

14'4" x 10'11" (4.38 x 3.34)

Double glazed bay window to the front aspect. Skimmed ceiling. Wall mounted electric heater. Ample plug sockets. TV and aerial point. Skirting. Carpeted flooring.

Shower Room

11'2" x 5'2" (3.42 x 1.59)

Skimmed ceiling. Extractor fan. Double shower cubicle. Wash basin with mixer tap. WC with push flush. Cupboard housing hot water tank. Heated towel rail. Skirting. Vinyl flooring.

Parking

There is allocated parking for one vehicle. On street parking is also available close by.

Lease Details

A lease of 999 years was granted in 2004. There is an annual service charge of £600 and a yearly ground rent of £25.

Services

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





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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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. After approximately a mile, turn left onto Elizabeth Court where a member of the Millerson Team will be there to meet you.

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Valuation Request



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