



Higher Bugle

Bugle

St. Austell

PL26 8GH

Guide Price £90,000

- NO ONWARD CHAIN
- PERFECT FIRST HOME
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- EXPECTED RENTAL EARNINGS £600-£650
- COUNCIL TAX BAND A
- IDEAL INVESTMENT



 **Millerson**
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 409.02 sq ft



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PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to market this one-bedroom ground floor flat situated in the heart of Bugle. This apartment is within walking distance of local amenities. The property is being sold within no onward chain making it an ideal home for First Time Buyers or those looking to enhance their property portfolio with expected earnings of £600-£650pcm. This property could benefit from some modernisation. In brief the accommodation comprises of a spacious bedroom, open plan lounge/kitchen and a shower room. There is one allocated parking space. The property is heated via wall mounted electric radiators and falls under Council Tax Band A. There is over 100 years remaining on the lease. A ground rent of £200 is payable yearly along with a service charge of £839.68 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)

KITCHEN/DINER

Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Consumer unit housed. A range of wall and base fitted units with roll top work surfaces. Integrated four ring electric hob and oven with extractor over. Space and plumbing for fridge freezer and washing machine. Sink with drainer. Splashback around stain sensitive areas. Wall mounted electric heater. Night storage radiator. Ample plug sockets. TV and broadband point. Skirting. Laminate flooring.

HALLWAY

Smoke sensor. Skimmed ceiling. Large storage cupboard. Plug socket. Skirting. Carpeted flooring. Doors leading to:

BEDROOM

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

SHOWER ROOM

Skimmed ceiling. Extractor fan. Shower cubicle housing an electric shower. Wash basin. WC with push flush. Heated towel rail. Floor to ceiling tiling.

PARKING

There is an allocated parking space for one vehicle.

SERVICES

Mains electricity, water and drainage, This property falls under Council Tax Band A.

LEASE DETAILS

This property has a lease of 125 years which was granted in 2006.

There is a yearly ground rent of £200 and a yearly service charge of £839.68.

AGENTS NOTES

We have been made aware that this property is of SIP construction (structural insulated panels). We have been informed that Halifax and Skipton Building Society are appropriate lenders.



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 right into Hillside Court where a member of the Millerson Team will be there to meet you.

Millerson Estate Agents

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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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

