



Roche Road  
St. Austell  
PL26 8PP

Asking Price £190,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- SPACIOUS GARDEN
- POTENTIAL TO CREATE OFF ROAD PARKING
- WALKING DISTANCE TO LOCAL AMENITIES
- PRIMARY SCHOOL CLOSE BY
- DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND B



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Tenure - Freehold

Council Tax Band - B

Floor Area - 818.00 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to market this three bedroom semi detached property located within the village of Bugle. The property comprises of an entrance porch which leads into a bright and airy open plan lounge/diner which in turns leads into the kitchen and wet room. Upstairs, there are three bedrooms as well as access into the loft. The property benefits from an enclosed and low maintenance rear garden, perfect for enjoying the Cornish sunshine. Although there is no off road parking, there is the potential to create some at the front of the property subject to relevant planning permissions. The property is heated via electric radiators and falls under Council Tax Band B. Viewings are strictly by appointment only and are highly recommend to appreciate all that this property has to offer.

### 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. Laminate flooring.

### LOUNGE/DINER

23'4" x 10'2" (7.13m x 3.12m )

Maximum measurements taken.

Double glazed window to front and rear aspect. Coving. Under stair storage cupboard. Two electric radiators. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring. Stairs leading to first floor.

### KITCHEN

10'2" x 7'8" (3.11m x 2.34m)

Double glazed window to the side aspect. Consumer unit housed. A range of wall and base fitted units with roll top work surfaces. Integrated electric oven and hob with extractor over. Space and plumbing for washing machine and fridge freezer. One and a half sink with drainer. Tiling around stain sensitive areas. Ample plug sockets. Skirting. Laminate tiled effect flooring.

### WET ROOM

7'10" x 6'6" (2.41m x 2.00m)

Two frosted double glazed windows to the rear. MIRA electric shower. Wash basin with mixer tap and storage below. WC with push flush. Floor to ceiling tiles. Vinyl flooring.

### FIRST FLOOR

Loft access. Smoke sensor. Coving. Cupboard housing hot water tank. Skirting. Carpeted flooring. Doors leading to:

### BEDROOM ONE

14'10" x 10'2" (4.53m x 3.12m)

Two double glazed windows to the front aspect. Coving. Electric radiator. Plug sockets. Skirting. Carpeted flooring.

### BEDROOM TWO

11'4" x 9'11" (3.46m x 3.03m)

Double glazed window to the rear aspect. Plug sockets. Skirting. Carpeted flooring.

### BEDROOM THREE

8'10" x 7'4" (2.70m x 2.24m)

Double glazed window to the rear aspect. Coving. Plug sockets. Skirting. Carpeted flooring.

### OUTSIDE

To the front- Low maintenance paved and stone chipping area. Potential to create off road parking subject to the relevant permissions. Side access into the garden.

To the rear- Low maintenance enclosed garden. Artificial grass. Patio area ideal for al-fresco dining. Outside tap.



### **PARKING**

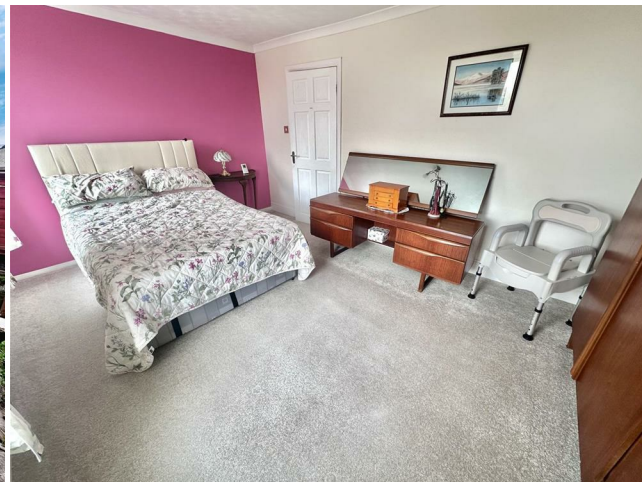
There is no off street parking and parking on street is limited. There is the potential to create parking at the front of the property subject to relevant permissions.

### **TENURE**

Freehold.

### **SERVICES**

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



## Directions To Property

Proceed into Bugle on the A391 and continue to the traffic light junction in the middle of the village. Turn left onto Roche road and head straight under the bridge.

The property will shortly be located on your left hand side where a member of the Millerson team will be there to meet you. Please note, limited on street parking is available.

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## Valuation Request



Scan me!



Ground Floor

First Floor

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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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