



Molinnis Road

Bugle

PL26 8QJ

Asking Price £140,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- AMPLE ON STREET PARKING
- EXPANSIVE LAID TO LAWN GARDEN
- CONNECTED TO MAINS SERVICES
- TWO OUTHOUSES FOR STORAGE
- FREEHOLD
- COUNCIL TAX BAND A
- WALKING DISTANCE TO SCHOOLS AND SHOPS
- EASY ACCESS FOR THE A30



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Tenure - Freehold

Council Tax Band - A

Floor Area - 839.58 sq ft



Property Description

Millerson Estate Agents are delighted to bring this two double bedroom, mid terraced home, situated in Bugle, to the market. Being sold with no onward chain this property also benefits from spacious rooms, expansive, laid to lawn rear garden and ample on street, unrestricted parking situated close by. The accommodation briefly comprises of a bright and airy entrance hallway with doors leading off to the lounge, open plan kitchen/diner whilst upstairs two bigger than average double bedrooms and a fully fitted bathroom. It is within walking distance of the village centre with all local amenities within easy walking reach. The property is connected to all mains services and falls within Council Tax Band A. Viewings are highly recommended to appreciate all that there is 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)

Ground Floor

Double glazed UPVC front door and side window leading into the:

Entrance Hallway

Night storage radiator. Under stairs alcove suitable for storage. Carpeted flooring. Doors leading to:

Lounge

11'6" x 10'2" (3.51m x 3.11m)

Double glazed window to the rear aspect. Broadband/Phone Connection points. Ample power sockets. Night storage radiator. Vinyl flooring. Skirting.

Kitchen

12'8" x 9'10" (3.88m x 3.02m)

Double glazed window to the front aspect. Extractor fan. Smoke sensor. Range of wall and base fitted units with roll edge worksurfaces with stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine, fridge, freezer and freestanding oven/grill/hob. Larder style cupboard measuring 1.36m x 0.49m housing service meter, consumer unit and built in timber shelving. Ample power sockets. Vinyl flooring. Skirting. Opening leading through to the:

Dining Area

10'4" x 7'5" (3.17m x 2.27m)

Double glazed window and rear UPVC door facing and leading out to the rear aspect. Night storage radiator. Ample power sockets. Skirting.

First Floor

Landing - Loft Access. Smoke sensor. Night storage radiator. Carpeted flooring. Skirting. Doors leading to:

Bedroom One

13'2" x 9'11" (4.02m x 3.03m)

Double glazed window to the front aspect. Ample power sockets. Night storage radiator. Airing cupboard housing the hot water tank and built in shelving and two built in wardrobes measuring 1.41m x 0.74m and 0.82m x 0.82m. Skirting.

Bedroom Two

12'10" x 10'2" (3.92m x 3.12m)

Double glazed window to the rear aspect. Night storage radiator. Ample power sockets. Skirting.

Bathroom

6'1" x 5'5" (1.87m x 1.67)

Two openable double glazed frosted windows to the rear aspect. Bath with electric shower over and fitted assistance handle. W/C with push flush. Wash basin. Vanity cupboard. Wall mounted electric heater. Carpeted flooring. Skirting.

Outside

To the Front - A communal lawn which is maintained through the estate service charge.

To the Rear - There is an expansive laid to lawn rear garden benefitting



from two purpose built outhouses measuring 2.42m x 1.65m and 1.84m x 1.67m - perfect stores for the BBQ, lawnmower and outdoor furniture. There is a shared pathway with the neighbouring property to gain access the front.

Parking

There is no allocated parking but ample, on street parking currently available close by.

Services

The property is connected to mains water, electricity and drainage. It falls within Council Tax Band A.

Tenure and Charges

The property is Freehold. There is an annual service charge on the property of £130.08 which includes grounds maintenance, management fees and insurance. The management agent is Ocean Housing. *The Service charge subject to annual review.

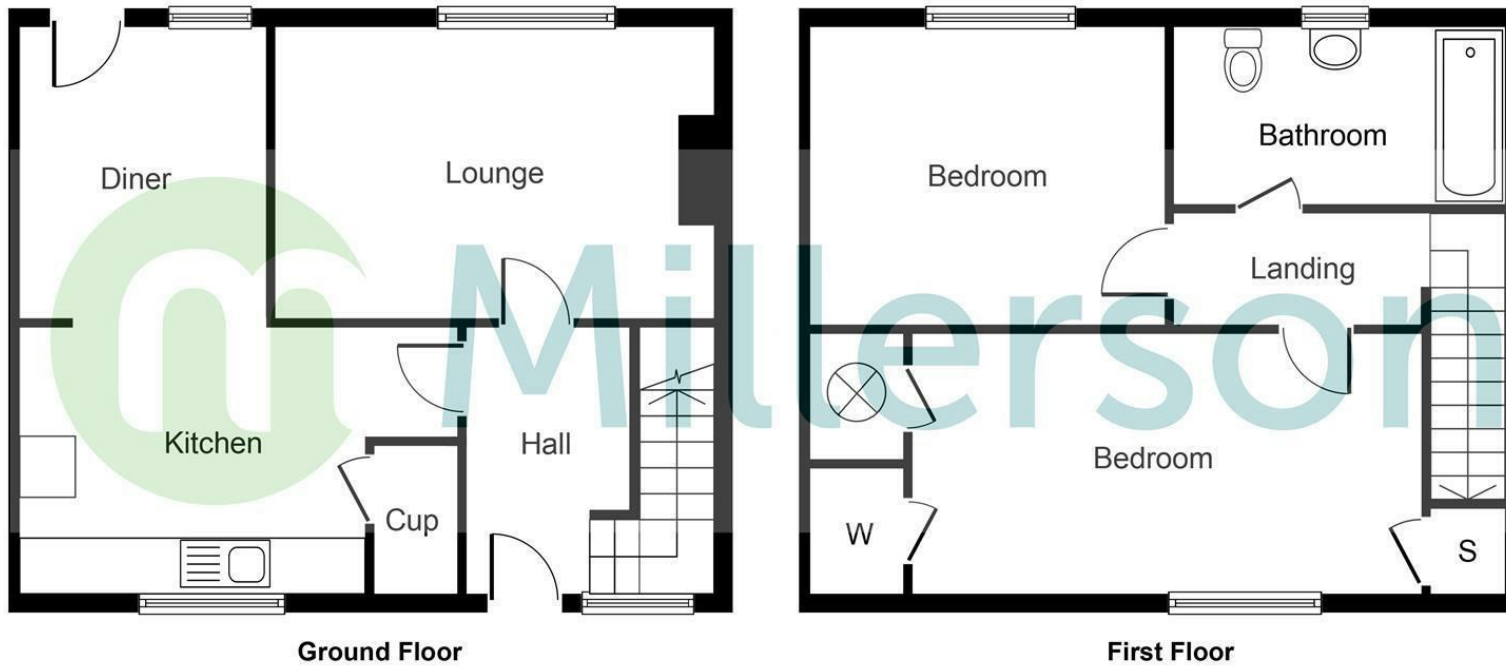
Directions

From the centre crossroads in Bugle, heading towards Bodmin and keeping the Citroen dealership on your left, take the right hand turn at the Spar shop onto Mollinis road. Continue on this road as it bears round to the left where the property will be located on your left hand side and clearly identifiable by a Millerson sign. A member of the Millerson team will be there to meet you.



Directions To Property

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(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	

Valuation Request



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