



Fore Street

Bugle

St. Austell

PL26 8PA

Asking Price £240,000

- CHARACTER FAMILY HOME
- THREE BEDROOMS AND ATTIC ROOM
- GOOD SIZED ENCLOSED REAR GARDEN
  - LARGE GARAGE AND WORKSHOP
  - PARKING AREA
  - CENTRAL HEATING
  - SPACIOUS LIVING ACCOMMODATION
- CONVENIENT FOR VILLAGE FACILITIES
- CLOSE TO ST AUSTELL AND BODMIN



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1012.00 sq ft



### Property

A delightful and character semi-detached family house that is offered in great decorative condition with centrally heated accommodation briefly comprising entrance hall, Lounge/Diner, kitchen and on the first floor are three bedrooms, large bathroom with shower cubicle and corner bath and an attic room with skylights. The property sits on a large level plot with long front garden and to the rear is a lovely enclosed rear garden ideal for children or pets, laid mainly to lawn and raised terrace area, detached stone outbuilding used as utility room, path leading to the large garage and workshop and parking.

### Location

Located just off the centre of the village which hosts an extensive range of local facilities including Spar shop, Co-op local primary school, hairdressers, public house, Chinese take away and fish and chip shop, furniture shop, and in the local industrial estates many more local businesses. The village is about five miles from the major towns of St Austell and Bodmin both with a vast range of local amenities including main line railway stations.

The A30 is also about five miles to the North giving good access East and West in Cornwall.

### Front Entrance

Double glazed door opening into:

### Entrance Porch

Hanging rail for coats, part pattern glazed door to:

### Hallway

Stairs to first floor, paneled radiator, door to:

### Lounge/Diner

22'0" x 11'6" (6.73m x 3.53m)

(Maximum measurements) A lovely reception room with windows to the front and rear elevation, open fire place with brick surround and hearth, TV ariel point, two paneled radiators, understairs cupboard, door to:

### Kitchen

9'10" x 7'8" (3.00m x 2.34m)

Recently refitted kitchen with a range of modern white of base and wall units with cupboards and drawers. Work surfaces with one and half stainless steel sink unit, cooker space with extractor hood over. Space for fridge/freezer, paneled radiator, door to rear garden.

### First Floor Landing

Doors to the bedrooms and steep stairs to attic room.

### Bathroom

10'0" x 7'10" (3.05m x 2.41m)

A lovely sized family bathroom, with corner bath, separate shower cubicle with Triton electric shower, low level WC, pedestal wash basin, paneled radiator, part tiled walls, windows to rear elevation.

### Bedroom One

9'10" x 9'3" (3m x 2.82m)

Window to front elevation, paneled radiator.

### Bedroom Two

11'6" x 9'5" (3.52m x 2.89m)

Window to rear elevation, paneled radiator.

### Bedroom Three

8'8" x 6'5" (2.66m x 1.98m)

Window to rear elevation, paneled radiator.

### Attic Room

13'8" x 12'2" (4.19m x 3.73m)

With sloping ceilings, storage area, space in eaves for further storage, sky lights and paneled radiator.

### Outside

The property sits on a large triangular plot with the front garden laid mainly to lawn and small gate onto the pavement and shared path to front door. The jewel in the crown is the large enclosed garden at the rear, with utility Outhouse and outside WC, lawn garden and raised sitting out area, wooden gate leading to the parking and large garage workshop.

### Utility Outhouse

7'8" x 5'6" (2.34m x 1.68m)

Base and wall units, work surfaces and plumbing for washing machine.

### Garage/Workshop

18'11" x 9'4" (5.79m x 2.87m)

Minimum measurements, electric roller door, pedestrian door to side, power and light connected. (oil tank located behind).

### Material Information

Verified Material Information

Asking price: £250,000

Council tax band: B

Council tax annual charge: £1727.74 a year (£143.98 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply



Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Open fire

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway, Garage, and Rear

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: E

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Directions To Property

On entering Bugle from St Austell via Penwithick, you come to the traffic lights in the Centre of the village, go straight over up the lane at the crossroads and the property will be found on the right hand side of the lane. This lane can also be followed around and this comes out on Roche Road.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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