

Stevens Court

Bugle

St. Austell

PL26 8FT

Asking Price £220,000

- ENCLOSED REAR GARDEN
- PERFECT FIRST HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- THREE BEDROOMS
- RECENTLY INSTALLED CLOAKROOM
- NEW WINDOWS AND DOORS THROUGHOUT
- OFF ROAD PARKING AVAILABLE
- MOVE-IN READY CONDITION
- EXPANSIVE LOUNGE/DINER
- PLEASE SCAN THE QR QUODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 764.23 sq ft



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### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this three bedroom, semi-detached property to the market. Being situated within a tucked away residential location, it is still within walking distance to local amenities and transport links. Having been recently modernised throughout, this home is perfect for those looking to take their first steps onto the property ladder. In brief, the accommodation briefly comprises of a bright and airy entrance hallway with doors leading into an expansive lounge/diner, well-equipped kitchen and downstairs W.C. On the first floor, the property exhibits three generous bedrooms and a family bathroom. Externally, this property showcases an enclosed, low maintenance, rear garden. Additional benefits also include off-road parking for two vehicles. This property is connected to mains electricity, water and drainage. It also falls within Council Tax Band C. Viewings are highly recommended to appreciate all this home 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 HALLWAY

uPVC double glazed door. Smoke alarm. Skimmed ceiling. Coving. Consumer unit. Multiple plug sockets. Electric panel heater. Skirting. Carpeted flooring.

### KITCHEN

11'2" x 8'0" (3.41m x 2.44m )

Skimmed ceiling. Coving. Smoke alarm. Double glazed window to the front aspect. A range of wall and base fitted storage cupboards. Integrated electric oven with four ring hob and extractor hood over. Stainless steel sink basin with mixer tap and drainage unit. Space for a washing machine and fridge freezer. Multiple plug sockets. Skirting. Vinyl flooring.

### LOUNGE/DINER

15'2" x 13'5" (4.63m x 4.11m )

Skimmed ceiling. Coving. Double glazed window to the rear aspect. Under-stairs storage cupboard. Electric panel heater. Multiple plug sockets. Television point. Telephone point. Skirting. Carpeted flooring. Door leading out on to the garden.

### DOWNSTAIRS W.C.

5'6" x 2'9" (1.69m x 0.84m )

Skimmed ceiling. Coving. Frosted double glazed window to the front aspect. Splash-back tiling. Wash basin with mixer tap. W.C. Skirting. Vinyl flooring.

### FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Access into a partially boarded loft. Coving. Built-in over-stairs cupboard which houses the hot water cylinder. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM ONE

11'2" x 8'10" (3.41m x 2.70m)

Skimmed ceiling. Coving. Double glazed window to the front aspect. Built-in storage cupboard. Electric panel heater. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

### BEDROOM TWO

11'2" x 7'11" (3.42m x 2.42m )

Skimmed ceiling. Coving. Double glazed window to the rear aspect. Built in storage cupboard. Multiple plug sockets. Telephone point. Skirting. Carpeted flooring.



### BATHROOM

5'11" x 5'6" (1.82m x 1.70m)

Skimmed ceiling. Extractor fan. Coving. Frosted double glazed window to the front aspect. Splash-back panelling. Electric shower over the bath. Wash basin. W.C. Skirting. Carpeted flooring.

### BEDROOM THREE

6'11" x 6'1" (2.11m x 1.86m )

Skimmed ceiling. Coving. Double glazed window to the rear aspect. Electric panel heater. Multiple plug sockets. Skirting. Carpeted flooring.

### OUTSIDE

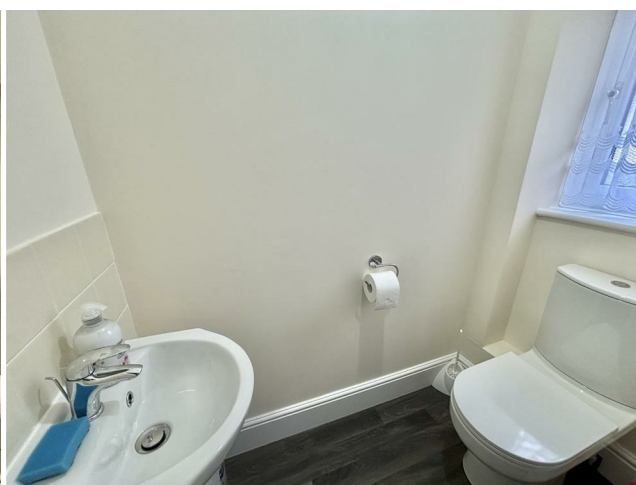
This property showcases an enclosed, low maintenance, rear garden. - the perfect place for soaking up the Cornish sunshine.

### PARKING

This property benefits from having off-road parking for two vehicles. On-street parking can also be found close by.

### SERVICES

This property is connected to mains electricity, water and drainage. It also falls within Council Tax Band B.



### MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No





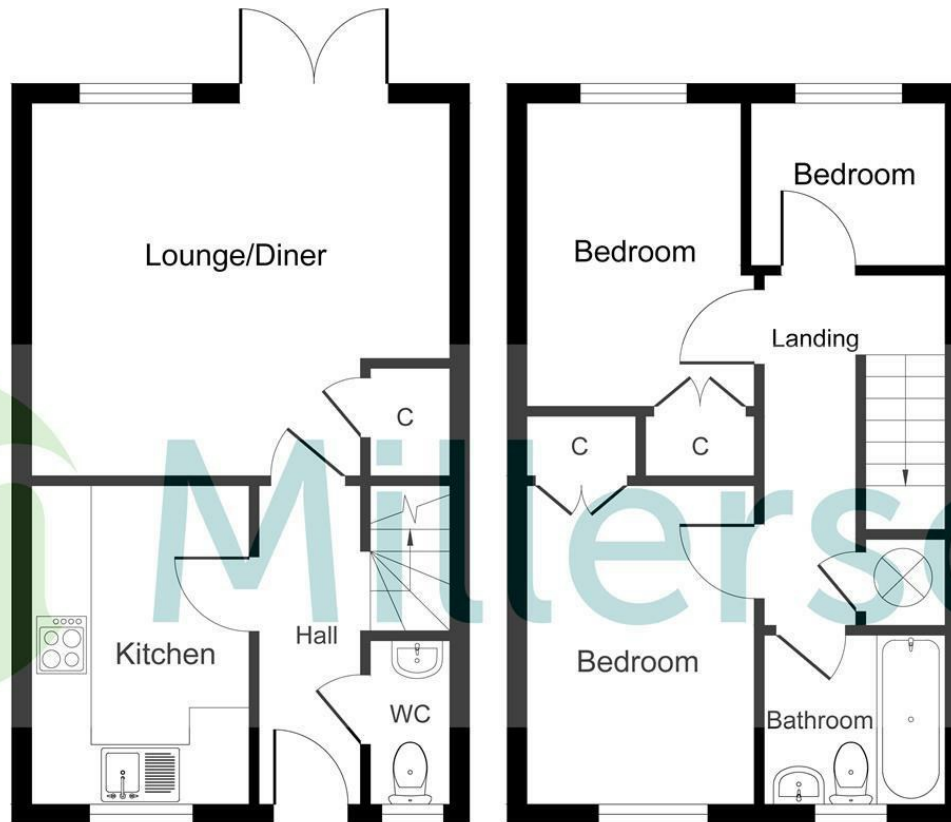
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Water supply: Mains water supply  
Sewerage: Mains  
Heating: Room heaters only  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great  
Parking: Driveway, On Street, and Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area 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: D  
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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.





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) A		90
(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		

## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager

Lizzie Collins

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