



Springfields

Bugle

St. Austell

PL26 8JW

Guide Price £90,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OPEN-PLAN LIVING
- PERFECT FIRST HOME
- IDEAL INVESTMENT
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- ALLOCATED PARKING
- GOOD LINKS TO THE A30
- MOVE-IN READY CONDITION
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 538.19 sq ft



#### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this deceptively spacious, two-bedroom, apartment onto the market. Being sold with no onward chain, this property is perfect for those looking to take their first steps onto the property ladder.

In brief, the accommodation comprises of a bright and airy entrance hallway, with doors leading into an expansive lounge/diner, well equipped kitchen, two double bedrooms and a family bathroom.

Externally this property benefits from having allocated parking for one vehicle. It is connected to mains water, electricity and drainage. It also falls within Council Tax Band A.

Viewings are highly recommended to appreciate all 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)

#### ENTANCE HALLWAY

Skimmed ceiling. Coving. Smoke alarm. Frosted double glazed window to the rear aspect. Electric panel heater. Multiple plug sockets. Skirting. Carpeted flooring.

#### LOUNGE/DINER

17'6" x 9'8" (5.35m x 2.95m )

Skimmed ceiling. Smoke alarm. Double glazed window to the front aspect. Built-in storage cupboard housing the hot water cylinder. Intercom system. Thermostat. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### KITCHEN

9'10" x 7'8" (3.02m x 2.34m )

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

#### BEDROOM ONE

10'8" x 8'7" (3.27m x 2.62m )

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

#### BEDROOM TWO

10'9"x 8'3" (3.29mx 2.53m )

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

#### BATHROOM

Skimmed ceiling. Coving. Dri-master. Splash-back tiling. Mains fed shower over bath. Wash basin. W.C. Skirting. Vinyl flooring.

#### PARKING

There is allocated parking for one vehicles. On-street parking, can be found close by.

#### SERVICES

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

#### TENURE

This property is subject to an annual ground rent of £136.00 & an annual service charge of £1326.00.

\*We are awaiting updated figures from the management company.

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold



Lease length: 125 years remaining (109 years from 2009)  
 Ground rent: £136 pa  
 Service charge: £1326 pa  
 Property type: Flat  
 Property construction: Standard form  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Room heaters only  
 Heating features: Air conditioning and Double glazing  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great  
 Parking: Allocated, Communal, 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.



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- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area  
Manager Lizzie Collins  
01726 72236

## Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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