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## Red Lane, Bugle

**\*\*VIDEO TOUR AVAILABLE\*\*** A detached three-bedroom bungalow occupying a generous plot in a non-estate location on the edge of the village of Bugle, within 1/4 mile of local amenities and branch line railway station. Mature garden with a profusion of plants, shrubs and fruit trees. Spacious lounge and kitchen diner. Driveway parking and garage.

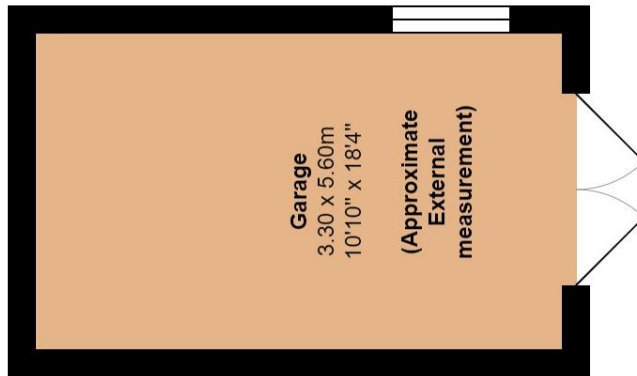
\*Lounge \*Kitchen diner \*Three bedrooms \*Shower room and separate WC \*Conservatory \*Oil fired central heating \*Double glazing  
\*Village location \*Driveway parking \*Garage

**Offers over: £295,000.**





Ground Floor





## Springfield, Red Lane, Bugle, St Austell, PL26 8QP

Springfield occupies a level plot on the edge of the village of Bugle, within reach of local village amenities and branchline railway station.

The bungalow is approached via either a side access gate into the garden or by the driveway which offers parking for a number of cars in front of the garage. From the driveway a timber gate opens to the garden and path to the front door. A mature Wisteria wraps around the arch and fence adjacent to the gate.

The gardens flow around three sides of the bungalow, with the plot being afforded a good degree of privacy by mature trees and shrubs on its border. The garden is mostly laid as lawn and has a selection of attractive perennials including camellias. The rear part of the garden has an attractive sitting out area boasting a selection of fruit trees and bushes (Crabapple, eating apple, cooking apple, blueberry, raspberry, tayberry). There is also space for a greenhouse and timber storage shed to the rear of the bungalow.

Upon entering via the front door, the entrance hallway has doors to the lounge, kitchen diner, bedrooms, shower room and WC.

The lounge has an aspect to the front elevation and features a real fireplace with stone surround and wooden mantel.

A large kitchen diner offers ample space for a family dining table and offers plenty of work surface and storage space with a window looking to the front elevation. A door leads to the conservatory.

The conservatory looks out onto the garden and has a door offering access to the lawn.

The three bedrooms are all of a good size and have an outlook to the rear elevation. The master bedroom has a large built in storage area.

The shower room and WC are separate and situated to the rear right hand corner of the bungalow.

The bungalow has double glazing throughout and is heated via an oil fired central heating system.

The connected services are mains electricity, mains water (metered) and mains drainage.

**COUNCIL TAX BAND: C**

**EPC BAND: D**





