



MAY WHETTER & GROSE

26 FORE STREET, BUGLE, PL26 8PE
GUIDE PRICE £375,000



AN EXCITING OPPORTUNITY TO PURCHASE A CHAIN FREE DETACHED FOUR BEDROOM HOUSE WITH TWO RECEPTION ROOMS, PRINCIPAL BEDROOM EN-SUITE TOGETHER WITH DETACHED ONE BEDROOM BUNGALOW IN THE REAR GARDEN. THE PROPERTY HAS A SPACIOUS LOW MAINTENANCE PLOT WITH AMPLE OFF ROAD PARKING. FURTHER BENEFITS INCLUDE LP GAS CENTRAL HEATING TO BOTH PROPERTIES, UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTIES ARE LOCATED CLOSE TO AMENITIES AND WITHIN EASY REACH OF THE A30. EPC - E



Location

Bugle is a popular and expanding village situated some 6 miles North of St Austell and approximately 6 miles South West of Bodmin. The main A30 Trunk Road is easily accessible and the North and South Coast beaches are a short drive away. The village has a school, a range of shops, takeaways and recreational facilities. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 12 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 18 miles from the property.

Directions

From St Austell head down through Stenalees and Higher Bugle, towards the traffic lights in the centre of Bugle. The property is located on the right hand side of the road, just after the turning onto Carnsmerry Crescent on the opposite side of the road.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with obscure glazing allows external access into lounge.

Lounge

14'5" x 14'0" (4.41 x 4.28)



Upvc double glazed window to front elevation. Focal exposed stone chimney breast with slate hearth housing multi fuel burner. Two radiators. High level enclosed mains fuse box also housing the BT Openreach telephone point. Laminate flooring. Television aerial point. Telephone point.

Dining Room

14'5" x 10'5" (4.41 x 3.18)



A well lit room with Upvc double glazed windows to front and rear elevations with deep slate sill to the rear window. BT Openreach telephone point. Carpeted stairs to first floor with open storage recess below. Radiator. Focal exposed stone ornamental fireplace with hearth. Television aerial point. Continuation of wood laminate flooring.

Kitchen/Diner

15'5" x 12'11" (4.71 x 3.94)



Upvc double glazed door to side elevation with upper obscure glazing. Upvc double glazed windows to side and rear elevations. Door through to utility. Matching wall and base kitchen units. Roll top work surfaces with matching splashback. Stainless steel one and half bowl sink with matching drainer and adjustable central mixer tap. Space for classic Range with fitted extractor hood over. Space for dishwasher. Space for additional kitchen appliances. Wood effect laminate flooring. Radiator. Space for dining table. Telephone point. Television aerial point. A spacious kitchen.

Utility

9'10" x 6'0" (3.01 x 1.85)



Upvc double glazed window to rear elevation. Continuation of kitchen base units with matching roll top work surface over. Space below for washing machine and tumble dryer. Continuation of wood effect laminate flooring. Door through to ground floor shower room. Part tiled walls. Fitted extractor fan.

Ground Floor Shower Room

5'1" x 6'0" (1.56 x 1.84)



Matching three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap, fitted shower enclosure with glass sliding doors and wall mounted shower. Heated towel rail. Tiled flooring. Water resistant cladding to all walls. Fitted extractor fan.

Landing

11'0" x 6'7" - maximum (3.37 x 2.02 - maximum)



Doors to bedrooms one, two, three, four and family bathroom. Additional door opens to provide access to the airing cupboard housing the LP Gas central heating boiler with water cylinder to the side and inset thermostat. Carpeted flooring.

Bedroom One

14'9" x 10'0" (4.51 x 3.07)



Upvc double glazed window to front elevation. Door through to en-suite shower room. Double doors open to provide access to useful in-built storage recess. Carpeted flooring. Radiator. Telephone point. Television aerial point. Loft access hatch.

En-Suite

8'4" x 6'8" - maximum (2.55 x 2.04 - maximum)



Upvc double glazed window to front elevation. Matching three piece suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap and fitted shower enclosure with wall mounted shower and glass sliding doors. Heated towel rail. Water resistant cladding to all walls. Tiled flooring. Fitted extractor fan.

Family Bathroom

9'4" x 6'4" (2.87 x 1.94)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, free standing claw foot bath with central mixer tap, ceramic hand wash basin with central mixer tap set on vanity storage unit. Tiled walls. Tiled flooring. Fitted extractor fan. Heated towel rail. Large fitted mirror.

Bedroom Three

12'6" x 8'5" (3.83 x 2.59)



Upvc double glazed window to rear elevation. Wood effect laminate flooring. Radiator. Television aerial point. Doors open to provide access to useful in-built storage recess.

Bedroom Four

9'3" x 6'4" (2.82 x 1.95)



Upvc double glazed window to rear elevation. Radiator. Carpeted flooring. Twin doors open to provide access to useful in-built storage recess. Television aerial point.

Bedroom Two

14'9" x 7'4" (4.51 x 2.24)



Upvc double glazed window to front elevation. Wood effect laminate flooring. Radiator. Useful open storage recess. Twin doors open to provide access to a useful in-built storage void. Television aerial point.

The Bungalow



Located to the rear of the plot, is the one bedroom detached bungalow.

Upvc double glazed door with upper obscure glazing allows external access into open kitchen/lounge/diner.

Open Plan Kitchen/Lounge/Diner

21'0" x 22'10" (6.41 x 6.98)



A delightful triple aspect room with Upvc double glazed windows to front, left and right elevations. Upvc double glazed door off kitchen area with upper obscure glazing allowing further external access. To the lounge area, wood effect laminate flooring, two radiators, as previously mentioned Upvc double glazed window to front and side elevations. Wall mounted thermostat. Two Television aerial points. Kitchen area with matching wall and base units, square edged work surfaces including breakfast bar, stainless steel sink with matching draining board with central mixer tap. Space for additional kitchen appliances. Space for electric oven/hob with fitted extractor above. Tiled walls to water sensitive areas. Continuation of wood laminate flooring. Door opens to provide access to the boiler cupboard located in the corner of the kitchen housing the LP gas central heating boiler. Upon entering immediately to your right is the mains fuse box.



Shower Room

7'4" x 7'4" (2.26 x 2.26)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap and fitted shower enclosure with wall mounted shower. Heated towel rail. Tiled flooring. Water resistant cladding to all walls. Fitted extractor fan.

Bedroom

12'0" x 10'3" (3.67 x 3.13)



Upvc double glazed window to front elevation. Continuation of wood effect laminate flooring. Radiator. Loft access hatch. BT Openreach telephone point. Television aerial point.

Outside



To the front of the property, an elevated hard standing area provides off road parking. A brick paved walkway provides access to the front garden. The property benefits from external power points to the front.

To the right hand side is an area of granite chippings, to the left hand side a large paved drive flows down the left hand side of the plot providing access to a gate which opens to provide access to the remainder of the rear of the plot laid to paving. Boundaries are clearly defined with block wall to the left elevation and wood fencing to the rear.

There are numerous outdoor power points to the rear of the property with a covered porch over the rear access.



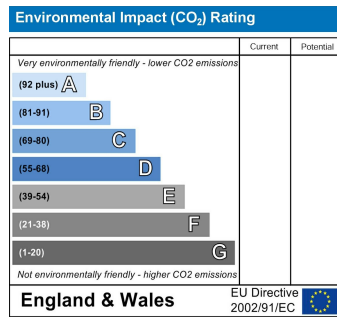
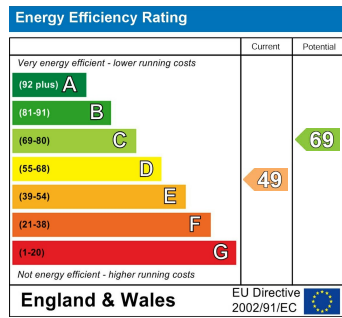
The property benefits from an outdoor tap to the rear.

The LP gas cylinders are also housed to the rear of the house.

Directly behind the house is a useful block built store. The bungalow is located to the rear of the plot.

To the right hand side is an external cold water tap.

Council Tax Band - B





**Floorplan
coming soon**

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