



MAY WHETTER & GROSE

39 GOONBARROW MEADOW, BUGLE, PL26 8FW
FIXED PRICE £105,400



A WELL PRESENTED CHAIN FREE SECTION 106 COACH HOUSE. AVAILABLE AT 62% OF OPEN MARKET VALUE (£170,000). THE PROPERTY BENEFITS FROM A PRIVATE ENCLOSED REAR GARDEN, GARAGE, TWO BEDROOMS, ELECTRIC HEATING, A RECENTLY INSTALLED MULTI FUEL BURNER AND UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED HOME. INTERESTED PARTIES ARE URGED TO ENSURE THEY MEET THE ELIGIBILITY CRITERIA AT THE END OF THE FULL DETAILS PRIOR TO ARRANGING A VIEWING. EPC - D



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, proceed in the direction towards Bodmin. Head down through Stenalees and Higher Bugle, towards the traffic lights in the centre of Bugle. As you drop down the hill, turn left into Carnsmerry Crescent. Proceed straight into Goonbarrow Meadows. Follow the road around to the right where number 39 is located on the left hand side of the road. The right hand garage comes with the property. Viewers can park in front of the garage when coming to view.

Accommodation

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

Upvc double glazed front door with inset obscure glazing allows external access into entrance hall.

Entrance Hall

15'1" x 3'11" - max including stairs (4.62 x 1.21 - max including stairs)

Door through into garage. Carpeted stairs to first floor. Carpeted flooring. Wall mounted electric heater. High level mains enclosed fuse box.

Garage

18'6" x 8'2" (5.66 x 2.51)



Metal up and over garage door to front elevation. Door to rear elevation allowing access to the private and enclosed rear garden. Door provides access to under stairs storage void. The garage benefits from the addition of light and power.

Lounge/Diner

17'5" x 17'7" - max (5.31 x 5.38 - max)



Upvc double glazed window to front elevation. Wood frame double glazed sky light to rear elevation providing additional natural light. Doors through to bedrooms one, two, bathroom and opening through to kitchen. Carpeted flooring. Two wall mounted electric heaters. Telephone point. Television aerial point. Focal multi fuel burner set onto slate hearth with matching backing and lined flue.



Bathroom

7'0" x 5'7" (2.14 x 1.71)



Wood frame double glazed sky light window to rear elevation providing natural light. Matching three piece white bathroom suite comprising panel enclosed bath with glass shower screen and wall mounted electric Mira Sport Shower over, pedestal hand wash basin, low level flush WC with dual flush technology. Tiled flooring. Part tiled walls. Fitted storage shelves. Wall mounted electric heater. Fitted extractor fan. Electric plug in shaver point.



Kitchen

8'6" x 6'8" (2.60 x 2.05)



Beautifully flowing off of the lounge/diner with wood frame double glazed sky light window to the rear elevation. Matching wall and base kitchen units, roll top work surfaces. Stainless steel one and half bowl sink with matching draining board and central mixer tap. Tiled flooring. Tiled walls to water sensitive areas. Space for washing machine and fridge freezer. Fitted four ring electric hob with extractor hood above and electric oven below.

Bedroom One

13'2" x 12'5" - max (4.02 x 3.81 - max)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater. In-built storage recess with shelved and hanging storage options. Door opens to provide access to the airing cupboard housing the unvented direct hot water cylinder. Loft access hatch.

Bedroom Two

8'8" x 6'5" (2.66 x 1.97)



Upvc double glazed window to front elevation. Wall mounted electric heater. Carpeted flooring.

Outside



To the front of the Coach House the garage is to the right hand side looking at the front door. A paved walkway provides access to the front door. To the right hand side of the property a paved walkway provides access to a side gate, providing secure access to the enclosed rear garden.

As previously mentioned either access via the right hand gated walkway or the rear of the garage is the enclosed rear garden with wood fencing to left, rear and right elevations. The rear garden is laid to lawn which is surrounded with established ever green planting and shrubbery with a paved walkway flowing across the rear and back around to the side entrance.

A chipped area to the left hand side of the rear access gate immediately behind the garage.



Agents Note

We are advised that the property is Freehold and the garage is Leasehold.

Council Tax Band - A

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk

Eligibility

We would be looking to prioritise someone with an Area Local Connection to Treverbyn.

- Residency/permanent employment of 16 + hours per week for 3 + years

OR

- Former residency of 5 + years

OR

- Close family member

(Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years and is in need of or can give support

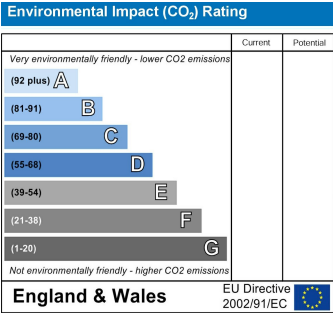
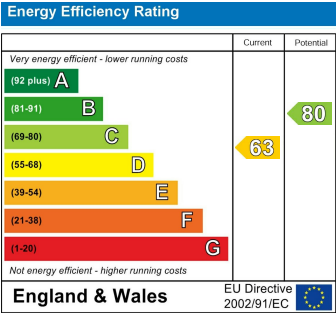
After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of Luxulyan, St. Blaise, St. Mewan, St. Stephen in Brannel and Roche.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary

areas) – please ask us for details.

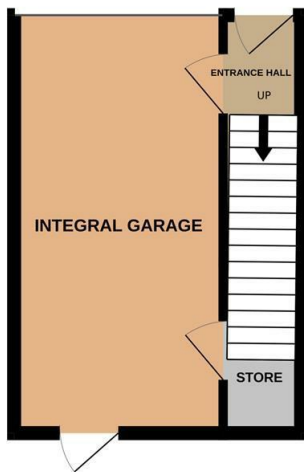
In addition the applicant will need to:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

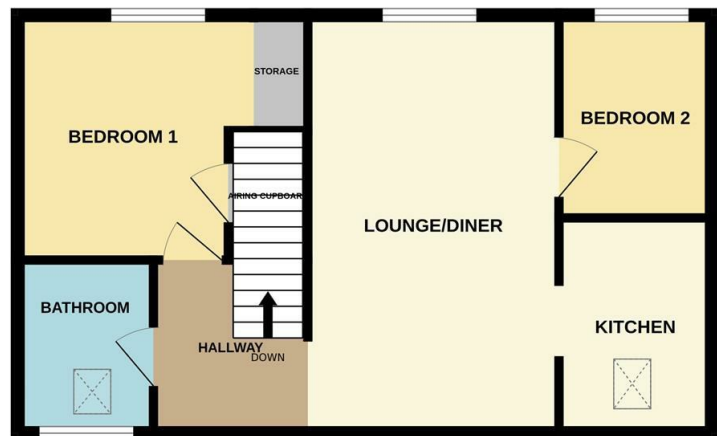




GROUND FLOOR



1ST FLOOR



GOONBARROW MEADOW, BUGLE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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