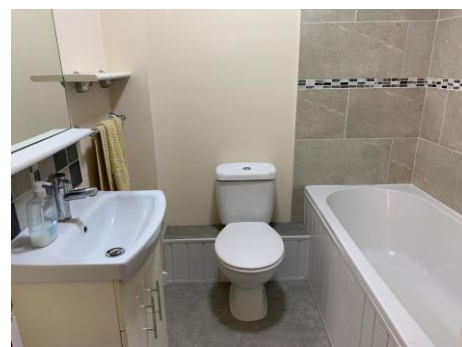
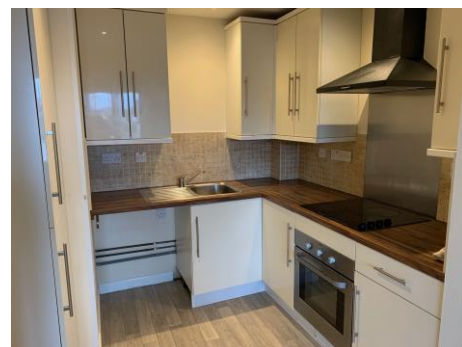


Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

Tor View, Bugle, St. Austell, PL26 8RB



£99,950

- Leasehold flat available vacant possession, no ongoing chain
- First floor 2 bedroom apartment, purpose built property of just 4 apartments
- Light and well maintained accommodation throughout
- Excellent first time buy/buy to let investment
- Communal entrance with stairs to first floor leading to front entrance
- Entrance hall, inner hallway, lounge/dining room through kitchen
- 2 bedrooms, modern white bathroom suite with electric shower
- Sealed unit double glazing
- Modern electric Quantum Dimplex heaters and electric panel heaters
- Gravelled low maintenance garden to front, store cupboard, parking for 1 vehicle

This is a fantastic opportunity for a first time buyer or buy to let investor to purchase a first floor apartment with efficient running costs, a good EPC rating and low maintenance costs in the rural village of Bugle.

In brief the accommodation comprises communal entrance hall with staircase leading up to front entrance, front entrance with inner hallway, hallway, lounge/dining room, through kitchen, two bedrooms and bathroom with electric shower. The property also has modern electric Quantum Dimplex heaters and electric panel heaters.

Outside to the front is a gravelled shrub garden which this apartment owns along with a storage cupboard, to the side of the complex is a large parking area where this property has one parking space.

The rural village of Bugle has a good range of larger village amenities including local schooling, convenience store and Co-Op, public house and provides good proximity to the main A30 giving excellent communication within the county and beyond. St Austell's main town centre is approximately 5 miles away.

Accommodation

Communal Entrance	Glazed door and stairs leading up to the communal landing with natural light via window to front and door to apartment's entrance door.
Apartment Entrance	Timber door to inner hallway.
Inner Hallway	Dimplex Quantum electric heater and door to hallway.
Hallway	Doors to lounge/dining room through kitchen, door to bathroom and door to both bedrooms, door to recessed airing cupboard housing hot water cylinder (new water cylinder in 2023). Access hatch to boarded out loft space providing storage.
Lounge/Dining Room	14' 3" x 11' 7" (4.34m x 3.53m) Light and attractive room via window to front and electric Dimplex Quantum heater. TV aerial point. Telephone point. Opening to kitchen.
Kitchen	8' 5" x 7' 1" (2.56m x 2.16m) Maximum. Fitted with a modern cream range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with fitted oven and hob, fridge/freezer space, space and plumbing for washing machine, inset ceiling spotlights and part-tiled walling.
Bathroom	5' 10" x 5' 4" (1.78m x 1.62m) Fitted with a white suite comprising wash hand basin with vanity unit under, close coupled WC and panelled bath with electric shower over. Wall mounted electric heater and extractor fan. Fully tiled around bath area.
Bedroom 1	11' 1" x 8' 5" (3.38m x 2.56m) Electric wall panel heater and window to rear.
Bedroom 2	8' 10" x 8' 0" (2.69m x 2.44m) Electric wall panel heater and window to rear.
Outside	To the side of the communal entrance this property has a storage room which measures 3' 6" x 2' (1.07 x 0.61m) with a height of 9'2" (2.79m) this provides a useful storage area along with a front garden which is gravelled with paved and shrub feature. Also within the communal area this property has a parking space.

Agent's Note

As mentioned there are 4 apartments within this complex so this property owns 25% of the freehold and currently pays £60 per month for maintenance which includes buildings insurance. The property is held on a 999 year lease from 1990.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

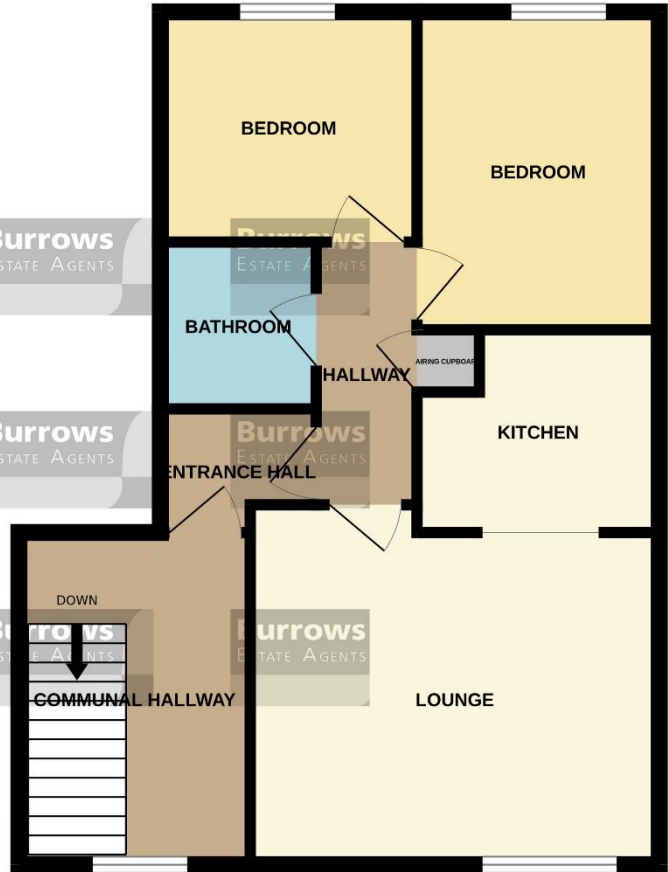
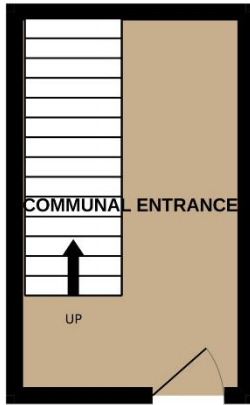
Council Tax Band A correct as at October 2023

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

GROUND FLOOR
107 sq.ft. (10.0 sq.m.) approx.

1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

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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