

SEMI-DETACHED

£225,000



FORE STREET BUGLE PL26 8PE

THREE BEDROOM HOUSE

Located in the community of Bugle, this well-presented home offers a perfect blend of comfort and functionality. Step inside to discover two inviting reception rooms, ideal for entertaining guests or simply relaxing with loved ones. The spacious bathroom provides a luxurious retreat, while two expansive cellars/workshop areas offer endless possibilities for storage or creative projects, as does the attic room.

Outside, the attractive gardens create a serene oasis where you can unwind and enjoy the summer house with its own veranda. With generous parking available, convenience is at your fingertips.

Viewing Highly Recommended

Key Features

Well-Presented

3 Bedrooms PLUS
Attic Room

2 Reception Rooms

Spacious Bathroom

Generous Garden
with Summer House

Parking

About The Location

Bugle is a traditional village offering good day-to-day shopping facilities including a co-op, village store, Methodist church, primary school, hairdressers, take away establishments, village hall, pub and branch railway line. The location provides convenient access to the A30 and is within easy reach of the Eden Project. The market town of St Austell is just four miles distant and offers comprehensive amenities including mainline railway station to London Paddington, Leisure Centre, Library, Cinema, Bowling Alley and a range of public houses.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Porch and Cloaks Area

uPVC double glazed door and windows. Door into cloaks area. Glazed panel door to:

Hallway

Original white panel doors to both reception rooms. Stairs to first floor. Central heating radiator.

Reception 2/Dining Room

13' 1" x 9' 6" (4.0m x 2.9m) max

uPVC double glazed window to the front elevation with built-in under sill cupboard. Recess area with shelving. Central heating radiator. Paneled door giving internal access to the cellar.

Reception 1/Lounge

12' 10" x 12' 2" (3.9m x 3.7m) plus recess

uPVC double glazed window to the side elevation. Fireplace with space for electric fire. Built-in double cupboard to the side of the chimney recess. Central heating radiator. Glazed panel door to kitchen. White panel door to inner hall.

Kitchen

10' 2" x 8' 10" (3.1m x 2.7m)

uPVC double glazed window to the garden. Range of wall, base and drawer units with wood effect worktops over and incorporating a stainless steel sink. Space and plumbing for a washing machine. Spaces for fridge/freezer and cooker. Velux skylight. Laminate flooring. uPVC double glazed door to the rear.

Inner Hall

Cupboard to understairs storage cupboard. Door to:

Bathroom

9' 2" x 8' 2" (2.8m x 2.5m)

A spacious room with white suite comprising bath with electric shower over, low level WC and pedestal wash-hand basin. Generous vanity storage with worktop over with mirror wall above. uPVC double glazed window to the rear elevation. Part-tiled walls. Tiled floor. Central heating radiator.

First Floor Landing

uPVC double glazed window to the rear. Original white panel doors to bedrooms. Built-in cupboard.

Bedroom

11' 2" x 10' 2" (3.4m x 3.1m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom

12' 2" x 9' 6" (3.7m x 2.9m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom

8' 6" x 6' 11" (2.6m x 2.1m)

uPVC double glazed window to the front. Central heating radiator. Hatch and pull down stairs to:

Attic Room

15' 9" x 11' 2" (4.8m x 3.4m)

An accessible attic, ideal as a hobby room. Plasterboard ceiling and walls. Power and light. Velux roof light.

Exterior

From the kitchen door a covered porch with steps down lead to the parking area. Access to 2 cellars. Pedestrian gate to the well-maintained garden, which has been divided into areas. The first area with a summer house and an area of lawn plus patio seating. Through an arch and there is a paved area with raised flower borders and a stone outbuilding, ideal for motorcycles and bikes. This area of the garden also contains the LPG tank with a gate giving easy access for delivery. The summerhouse benefits from power, light, uPVC double glazed window to side and bi-fold doors to the veranda.

Cellar 1

Utility – 7' 10" x 6' 11" (2.4m x 2.1m)

Main Area – 16' 5" x 12' 2" (5.0m x 3.7m)

Store n Stairs – 16' 9" x 8' 6" (5.1m x 2.6m)

The main cellar is generous in size, divided into 3 areas and providing a very useful space. At the entrance is a utility room with a door to the main area which has a head height of around 6'6" and currently used as a workshop. Continue through an open way and there is a further storage space with stairs leading to Reception 1.

Cellar 2

This is the smaller of the cellars and provides further storage. The room is divided into two with storage to one side and a modern low level WC to the other. The central heating combi-boiler and consumer unit is located in this cellar

Additional Information

EPC 'E'

Council Tax Band 'B'

Services – Gas (LPG), Mains Drainage

Property Age – C.1850s

Tenure – Freehold

Parking – For 3+cars



Reception 1/Dining Room



Reception 2/Lounge



Kitchen



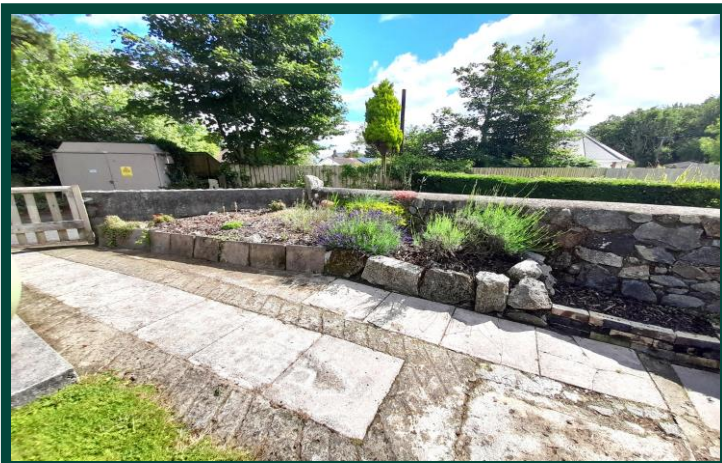
Bathroom



Attic Room



Garden



Garden



Inside Summerhouse

New Road

Currently under construction is the new St Austell to A30 link road. This will provide a vital route for larger vehicles and reduce the level of traffic through the village.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

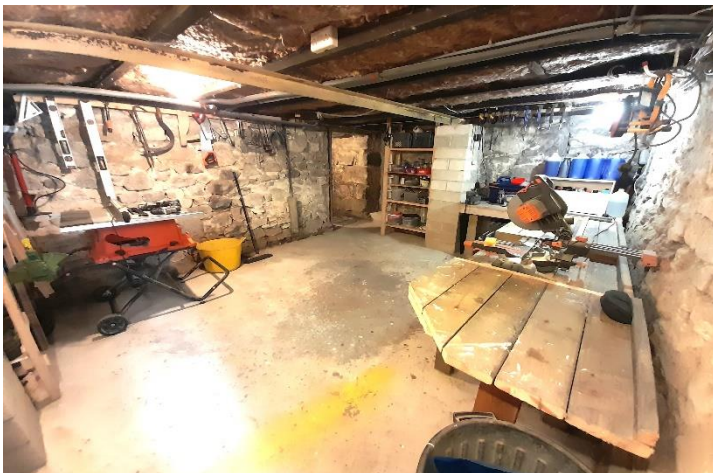
Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Cellar 2



Cellar 1 - Utility

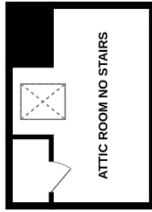


Cellar 1 - Workshop

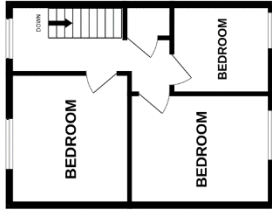


Cellar 1 - Storage and Stairs

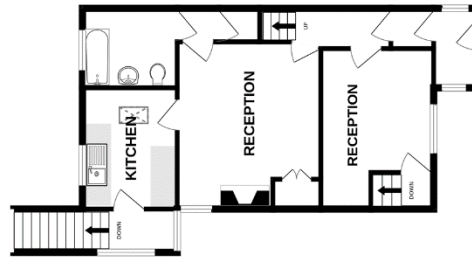
3RD FLOOR



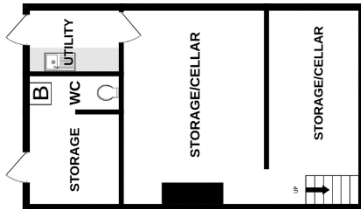
2ND FLOOR



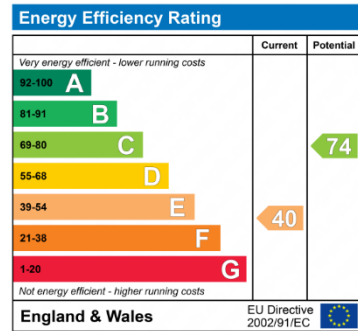
1ST FLOOR



GROUND FLOOR



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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