



## **VALLEY VIEW BUGLE PL26 8QQ**

### **STYLISH 3 BEDROOM PARK HOME**

It's a home for relaxing, for entertaining and for enjoying. The Addington Special is 3 bedroom park home that feels light, airy and totally unique with a thoughtfulness of design. A generous 42' x 22' in size, the Addington boasts attractive features including patio doors, pitched ceiling and principal bedroom with walk-in wardrobe and en suite.

In brief the accommodation comprises: Entrance Hall, Lounge/Diner, Kitchen, 3 Bedrooms with Principal an En Suite and Bathroom. The property also benefits from gas central heating, easily maintained garden, driveway parking for 2/3 cars and gated access to both the front and side.

**VIEWING RECOMMENDED**  
**\* NO ONWARD CHAIN \***

### **Key Features**

Elegant Park Home

3 Bedrooms  
(Principal with En Suite)

Generous  
Lounge/Diner

Modern Kitchen

Easily Maintained  
Garden

Driveway Parking

No Onward Chain

## About The Location

Bugle is a traditional village offering good day-to-day shopping facilities including convenience store, Methodist church, hairdressers, fish and chip shop, 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 Hall

**19'8" x 12' 6" x 3' 7" (6.0m x 3.8m x 1.1m)**

uPVC double glazed entrance door with complementary glazed side panels providing a good degree of light. The T-shaped design provides generous space and allows for thoughtful separation of the living and sleeping areas. Four ceiling lights. Two central radiators. White panel doors to all rooms.

### Living Accommodation

**22' 0" x 16' 1" (6.7m x 4.9m)**

A light, airy and attractive open plan living design with a feature pitched ceiling, giving a great sense of space.

### Lounge Area

uPVC patio doors leading to a decked area. uPVC double glazed window to the side elevation. Ceiling light. Radiator.

### Dining Area

uPVC full height bay window to the front with a further uPVC double glazed window to the side elevation. Ceiling light. Radiator.

### Kitchen

**10' 6" x 10' 2" (3.2m x 3.1m)**

A range of wall and base units with complementary worktops over. uPVC double glazed window to the side elevation. Stainless steel sink. New World 8 ring Range. Space and plumbing for both a washing machine and a dishwasher. Space for fridge/freezer. Part-tiled walls. Ceiling light.

### Principal Bedroom

**10' 10" x 10' 10" (3.3m x 3.3m)**

This bedroom benefits from both an en suite and a walk-in wardrobe with additional storage shelves. uPVC double glazed bow windows to both the side and rear elevations. Radiator. Ceiling light.

### En Suite

In white and comprising a low level WC. Pedestal wash-hand basin. Shower Cubicle. uPVC double glazed frosted window to the side elevation. Tiled floor. Radiator. Extractor fan. Ceiling light.

### Bedroom 2

**10' 6" x 10' 6" (3.2m x 3.2m)**

uPVC bow windows to both the side and rear elevations. Fitted wardrobes. Radiator. Ceiling light.

### Bedroom 3

**10' 10" x 7' 7" (3.3m x 2.3m)**

uPVC bow window to the side elevation. Fitted wardrobes. Radiator. Ceiling light.

### Family Bathroom

**7' 7" x 7' 7" (2.3m x 2.3m)**

uPVC double glazed frosted window to the side elevation. Bathroom suite in white comprising bath with shower over and screen. Vanity unit with mirror and shelves with a generous size wash-hand basin and storage beneath. Low level WC. Splash paneling to all walls. Vinyl flooring. Radiator. Extractor fan. Ceiling light.

### Exterior

To the front is an attractive low maintenance shingle area with mature shrubs and pathways to both the front and side. The pathway to the front leads to steps, an attractive decked area with patio doors to the lounge, whilst to the side leads to a gate giving access to the garden and entrance hall. The garden also benefits from a further seating area, paved areas and an array of attractive flowers and shrubs, all very well maintained with a fence to boundaries. The bricked base is well maintained giving access for maintenance and storage. Insulated walls. Outside light and an attractive stone effect to the sides provides for a park home that is visually appealing.

### Driveway Parking

A driveway provides parking for 2/3 cars.

### Additional Information

**Addington Special - 42' x 22'**

**EPC 'N/A'**

**Council Tax Band 'A'**

**Services** – Gas LPG, Electric & Mains Drainage

**What 3 words** - ///extend.poster.cleanest

**Property Age** – c.2014 (originally the show home)

**Residential Site** for the over 50s - Pets allowed

**Site Fees** - £228.72 pcm from 1/1/25

**Water** - £48 pcm (payable to site owner)

### Viewings

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.





**Entrance Hall**



**Lounge/Diner**



**Kitchen**



**Principal Bedroom**



**En Suite**



**Bathroom**

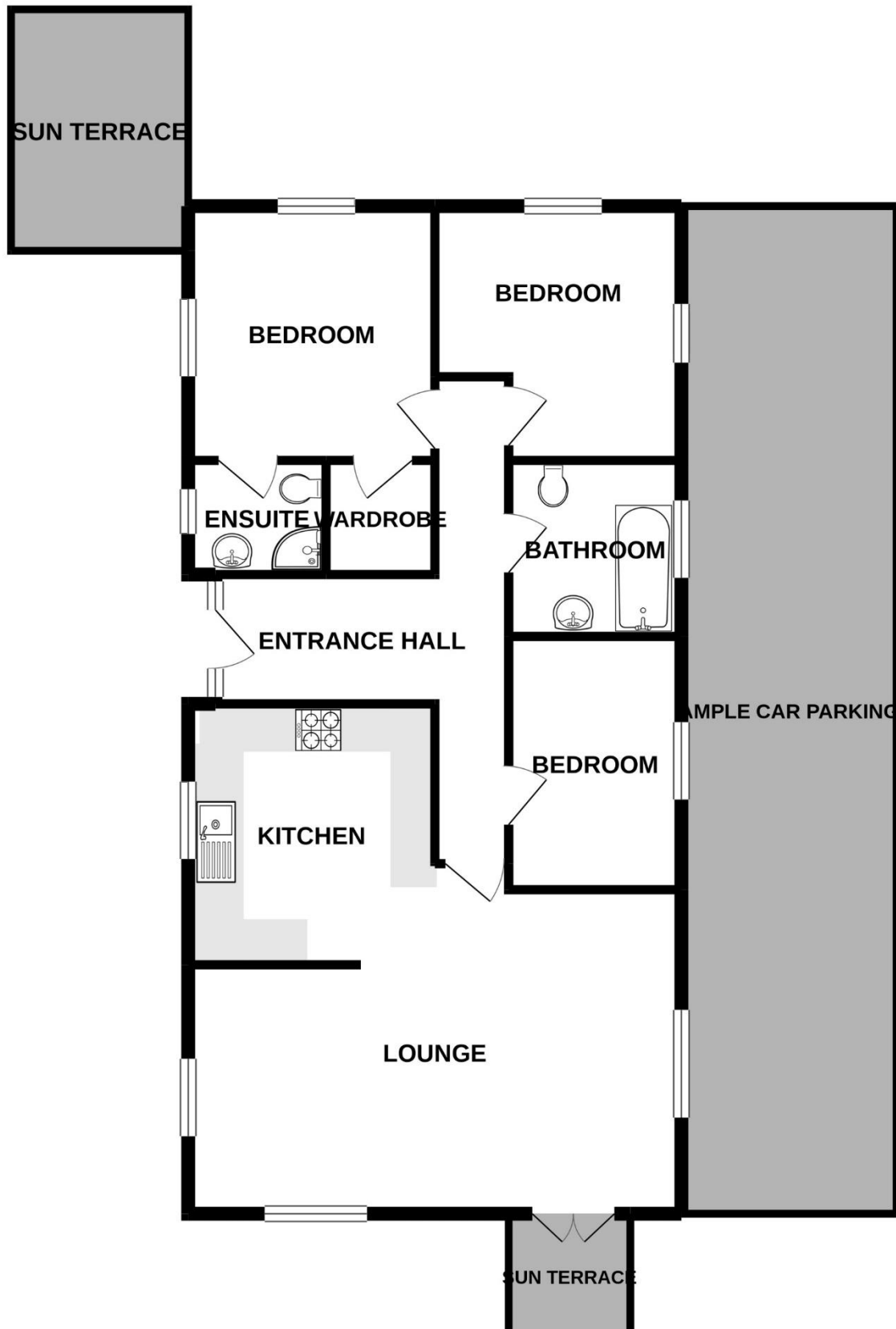


**Bedroom 2**



**Garden**

## GROUND FLOOR



### St Austell

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

### Lostwithiel

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

### Liskeard

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com

ESTABLISHED 1865  
**Jefferys**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.