



FORE STREET BUGLE PL26 8PE

ELEGANT DETACHED BUNGALOW ACCESSED VIA A PRIVATE DRIVE

Available with No Onward Chain, this charming 3-bedroom detached bungalow is set on a generous plot in a quiet location, offering a peaceful and private setting. The property is beautifully presented throughout, with an elegant driveway leading to the integral garage, providing ample off-road parking.

In brief the property comprises: Entrance Hall, Lounge, Kitchen/Diner/Family Room, Utility, Integral Garage, Large Family Bathroom, 3 Good Size Bedrms, the Principle Bedroom having an En Suite Shower Room.

No Onward Chain
**Viewing Highly Recommended to appreciate
the Location and Layout**

Key Features

Stylish and Well
Presented

Principle Bedroom with
En Suite

2 Further Double
Bedrooms

Superb Kitchen/Diner/
Family Room

Generous Plot with
Excellent Parking &
Integral Garage

Oil Fired
Central Heating

About The Property

Inside, the spacious hall welcomes you, offering a seamless flow through the home. The attractive kitchen/diner is a true highlight, designed with functionality and style in mind, perfect for both everyday living and entertaining. A separate utility room adds convenience and additional storage space.

Each of the double bedrooms is well-proportioned, providing comfortable living for all members of the household, with the principle bedroom having an en suite. The light-filled living areas and private garden further enhance the sense of space and tranquility. Offered with no onward chain, this well-maintained bungalow is ready to move into and presents an ideal opportunity for those seeking a peaceful home with modern comforts, all within a village setting.

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 Hall

uPVC double glazed door into an L-shaped hallway with wood doors to the 3 bedrooms, kitchen, bathroom and airing cupboard. Access to the insulated and partially boarded loft with ladder. Central heating radiator. Part glazed wood door to:

Lounge

15' 1" x 14' 1" (4.6m x 4.3m)

uPVC double glazed window to the front overlooking the garden and providing generous natural light. Central heating radiator. Modern wall mounted feature fire. Ceiling and wall lights.

Kitchen/Diner/Family Room

20' 4" x 12' 6" (6.2m x 3.8m)

An elegant room with generous natural light from the two uPVC double glazed windows and uPVC double glazed French doors leading to the garden. The kitchen offers a good range of wall, glazed, drawer and base units in country cream, with butchers block worktops over incorporating a one and half bowl stainless steel sink with drainer. Built-in dishwasher and Zanussi electric oven with 5 burner gas hob and stainless steel and glass extractor over. Inset ceiling spotlights to the kitchen with ceiling light to the dining area. Tiled floor. Part-tiled walls. Central heating radiator. Wood door to:

Utility Room

7' 10" x 7' 7" (2.4m x 2.3m)

Wall and base units complementing those in the kitchen with worktop over incorporating a stainless steel sink and drainer. Space and plumbing for the washing machine, space for tumble dryer. Central heating radiator. Tiled floor. Part-tiled walls. uPVC double glazed window to the rear. Door to integral garage. uPVC double glazed door to the garden.

Principle Bedroom

13' 9" x 12' 2" (4.2m x 3.7m)

uPVC double glazed window to the rear. Built in wardrobes. Central heating radiator. Door to:

En Suite Shower Room

uPVC double glazed window. Low level WC. Pedestal wash-hand basin. Shower cubicle. Heated towel rail. Tiled floor. Part-tiled walls. Inset ceiling spots.

Bedroom 2

18' 8" x 11' 6" (5.7m x 3.5m) max to include walk in area

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

Bedroom 3

14' 9" x 11' 6" (4.5m x 3.5m)

uPVC double glazed window to the front elevation. Built-in wardrobe with vanity unit. Built-in double cupboard. Central heating radiator.

Family Bathroom

12' 2" x 8' 10" (3.7m x 2.7m)

uPVC double glazed window to the rear. Low level WC, pedestal wash-hand basin and bath with shower over. Built-in slimline base units with worktops over. Central heating radiator. Tiled floor and part-tiled walls. Inset ceiling spotlights.

Exterior

Set on a generous plot with a paved driveway to leading to the garage, there is a good size lawn with established shrubs which continues to the side and leads to the private rear garden. The majority of the rear garden is laid to lawn with a decked seating area, greenhouse and paved walkways leading to the driveway.

Integral Garage and Parking

18' 4" x 11' 10" (5.6m x 3.6m)

uPVC double glazed window. Up and over electric door. Power and light. Door to the utility room. Paved driveway parking for several cars.

Additional Information

EPC 'D'

Council Tax Band 'D'

Services – Mains Electric, Drainage, Oil FCH

What 3 words - ///elect.heckler.marriage

Property Age - 2006

Tenure – Freehold

Probate - Granted



Lounge



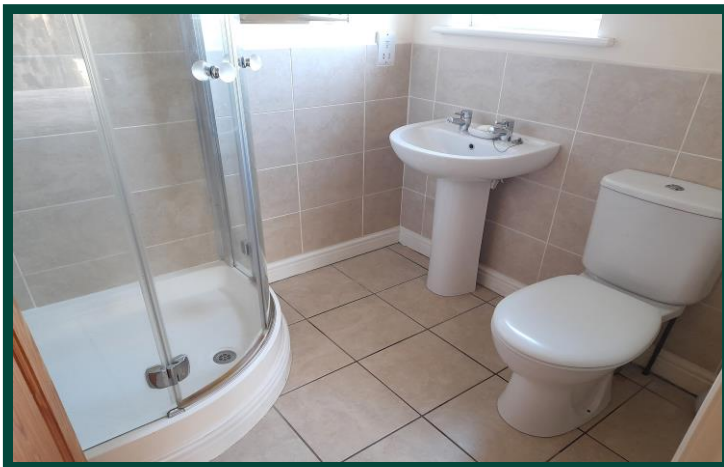
Kitchen/Diner



Kitchen/Diner



Principle Bedroom



En Suite



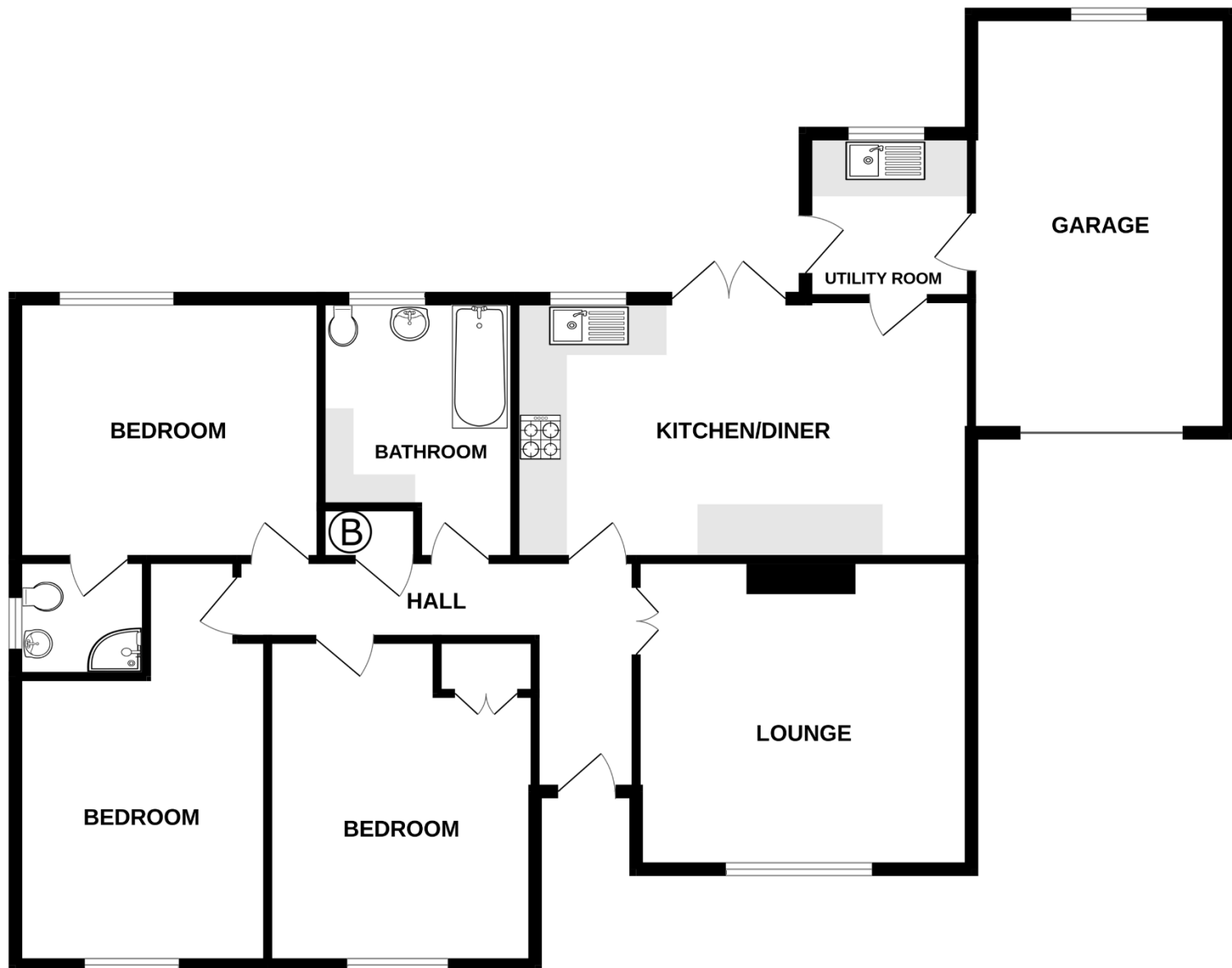
Family Bathroom



Rear Garden



Driveway and Front Lawn



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | 81 |
| 69-80 C | | |
| 55-68 D | 67 | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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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.

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ESTABLISHED 1865
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