



Key Features

Spacious Chalet Bungalow

4 Bedrooms PLUS Home Office

Modern Kitchen & Bathroom

Conservatory & Enclosed Gardens

Oil Fired Central Heating

Parking

ROSEVEAR ROAD BUGLE PL26 8PH

Spacious Chalet Bungalow in a Village Setting

Tucked away in the traditional village of Bugle on the outskirts of St Austell, this appealing chalet bungalow offers space, flexibility and is available with no onward chain.

The property features a modern kitchen and bathroom and a bright conservatory opening onto private, level gardens. With two bedrooms on the ground floor and two further bedrooms plus a home office/craft room to the first floor, it's ideal for both couples and families.

Set within generous enclosed gardens this property combines comfort, charm, and convenience.

VIEWING HIGHLY RECOMMENDED

About The Property

Welcome to this delightful tucked away chalet bungalow in the village of Bugle. This inviting and well-proportioned property offers an excellent opportunity for buyers seeking a versatile home with no onward chain.

Originally built C.1930s the property has been extended and thoughtfully modernised in recent years and now boasts a modern kitchen and bathroom, along with the addition of a bright conservatory overlooking the private, level gardens. The flexible accommodation includes two ground floor bedrooms and a further two bedrooms plus a craft room/home office to the first floor, making it ideal for couples or families alike.

Set within generous enclosed gardens and benefiting from oil-fired central heating, this property combines comfort, appeal and convenience.

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

9' 2" x 5' 7" (2.8m x 1.7m)

uPVC double glazed door with uPVC double glazed windows to the front and side. Built-in full width cupboards with sliding doors housing the oil fired boiler, cloaks and storage area. Tiled floor. Door to:

Inner Hall

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

Tiled floor. Central heating radiators. Consumer unit. Door to bathroom. Opening to inner hall giving access to the kitchen/diner and stairs to first floor.

Bathroom

9' 6" x 5' 11" (2.9m x 1.8m)

Modern suite comprising bath with Mira shower over, pedestal wash hand basin and low level WC. uPVC double glazed window. Part-tiled walls. Heated towel rail. Vinyl flooring.

Kitchen/Diner

14' 9" x 14' 1" (4.5m x 4.3m)

Modern kitchen with wall and base units in white with black worktops over incorporating a one and a half bowl, white ceramic sink. Leisure Cuisine Range Cooker with 5 ring ceramic hob and Belling extractor over. Space for fridge. Space and plumbing for washing-machine. Central heating radiator.

Understairs storage. Built-in dresser complementing the kitchen units. Tiled floor. Two uPVC double glazed windows overlooking the garden.

Lounge

18' 1" x 13' 5" (5.5m x 4.1m)

uPVC double glazed window. Open fire with mantle over. Door to conservatory. Radiator. Wood flooring.

Conservatory

13' 1" x 11' 6" (4.0m x 3.5m)

Dwarf wall with triple aspect uPVC double glazed windows. uPVC double glazed doors to either side. Central heating radiator. Tiled floor.

Bedroom 1

13' 7" x 8' 11" (4.14m x 2.72m)

uPVC double glazed windows to the side and rear. Central heating radiator.

Bedroom 2

13' 7" x 8' 9" (4.14m x 2.66m)

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

First Floor Landing

Turned stairs with Velux roof light. Doors to bedrooms 3 and 4.

Bedroom 3

11' 11" x 10' 6" (3.63m x 3.20m)

Velux roof light. Radiator. Limited Headroom

Bedroom 4

11' 11" x 8' 3" (3.63m x 2.51m)

Velux roof light. Radiator. Limited Headroom. Door to:

Home Office/Craft Room

11' 11" x 7' 3" (3.63m x 2.21m) - No window

Exterior & Parking

To the front of the property there is a stone chipped area providing parking. uPVC double glazed door gives access to the level, enclosed garden which has been thoughtfully laid out, featuring a lawn with shrub borders and trees, patio area and a shed/summerhouse. A further section of the garden offers flexibility, ideal for those wishing to grow their own produce or as a peaceful additional seating area.

Additional Information

EPC 'E'

Council Tax Band 'B'

Services – Mains Drainage, Oil FCH

What 3 words - ///snowballs.never.jokes

Property Age – C.1930s

Tenure - Freehold

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.



Hallway



Kitchen/Diner



Bathroom



Lounge



Conservatory



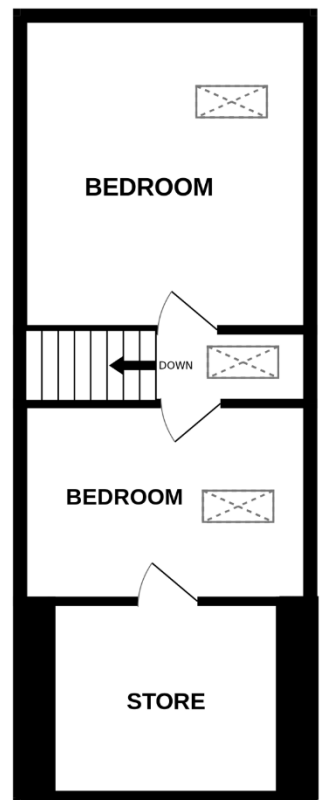
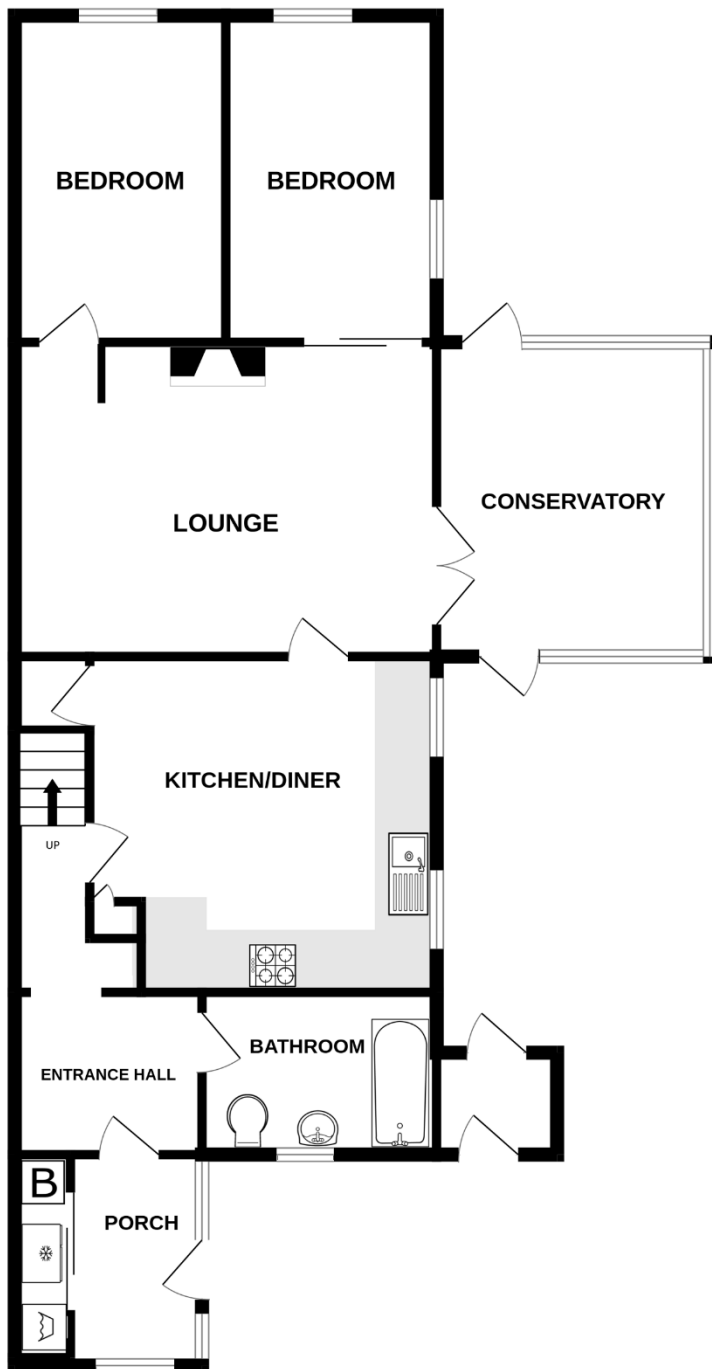
Bedroom 1



Bedroom 4



Garden



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	40	56
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
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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