

TOR VIEW



Bugle, PL22 0AG

Price: £180,000



46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

# TOR VIEW



3



3



1

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**CHAIN FREE:** Three-Bedroom Semi-Detached Home in Village Setting

This three-bedroom semi-detached property, offered *chain free*, is nestled in the charming village of Bugle and presents a fantastic opportunity for modernisation. The home features driveway parking, a converted garage, a private enclosed garden, and a bright conservatory.

Upon entering, you'll find a welcoming hallway that leads to a convenient downstairs W/C. To the right is a separate dining area, while to the left is the kitchen and a spacious lounge with an electric fireplace. The lounge opens into the conservatory, providing a light-filled space ideal for relaxation or enjoying the garden views.

Upstairs, the first floor consists of a landing that leads to the master bedroom, the second bedroom—both with built-in storage—and a third bedroom, along with a family bathroom. Outside, the property offers driveway parking at the front and a lovely enclosed rear garden, complete with a lawn, patio area, and a shed for extra storage.

This home is equipped with electric heating, UPVC double glazing, and is connected to mains water, electricity, and drainage. It falls under Council Tax Band B and holds an EPC rating of C.

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Ground Floor



First Floor



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All sizes and Dimensions are approximate. Actual may vary.

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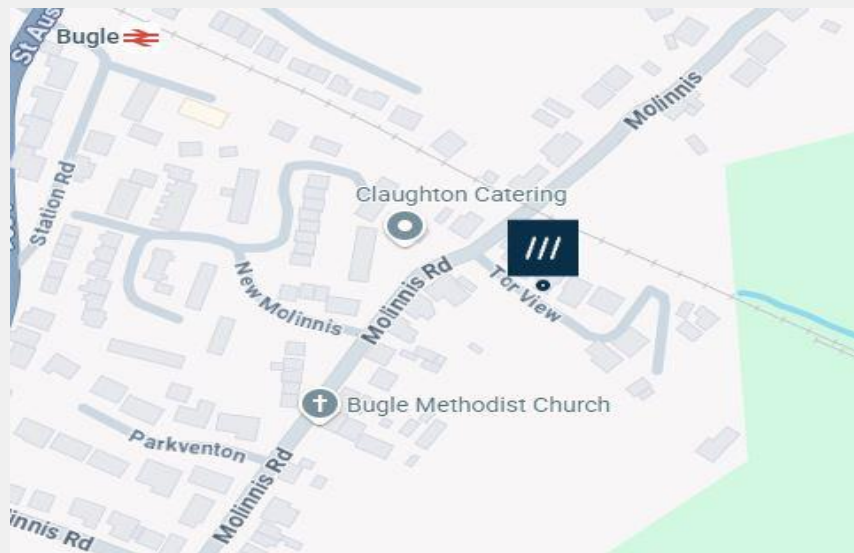
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## KEY FEATURES

- Chain Free
- Driveway Parking
- Conservatory
- Double Glazing
- Converted Garage
- Electric Heating
- Downstairs W/C
- Rear Enclosed Garden



## SCHOOLS

- Treverbyn Academy 0.5 miles
- Bugle School 0.9 miles
- Luxulyan School 2 miles 1.6 miles
- Carclaze School 2 miles

## TRANSPORT LINKS

- Bugle Station 0.1 miles
- Roche 2.3 miles
- Luxulyan Station 1.9 miles

## SERVICES

HEATING – ELECTRIC

WATER – MAINS

SEWERAGE – MAINS

Local Authority: Cornwall Council

Council Tax band: B

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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