



Higher Bugle

Bugle, St Austell, PL26 8GH

We are pleased to offer this well presented two bedroom ground floor flat in this convenient location. With plenty of parking on the development this property would be well suited to a couple, perhaps with one child or sharers. Please note - the property has been redecorated since these photos were taken. The kitchen is open plan to the lounge/diner, and has a range of base and eye level units, integrated oven, hob and extractor as well as space for washing machine and fridge. Both bedrooms will take a double bed, but we are classing it as double and a large single. Shower room with electric shower, basin and WC. Available now. Affordability checks apply. EPC rating C75. Council Tax Band A. Mains water, sewerage and electric. Mobile coverage: EE - good outdoor and in home, Vodafone and Three - good outdoor, variable in home. O2 - good outdoor. Broadband speeds: Standard - up to 17MBPS (Source OFCOM)

£850 PCM

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[Directions](#)



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	75
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
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