



LOCKENGATE, NEAR BUGLE PL26 8RY

UNFURNISHED, TWO BEDROOM SEMI-DETACHED BARN CONVERSION

Jefferys are delighted to present this beautifully presented, two bedroom barn conversion. The property is located on the outskirts of Bugle, conveniently close to the A30. It has been finished to a high standard and boasts character features including beamed ceilings.

In brief, the property comprises:- Living Room, Kitchen, Bathroom and Two Bedrooms. The property also benefits from parking for multiple vehicles and a generous enclosed rear garden.

**** Please note, photos used to market the property are a few years old and there may be slight differences when viewing ****

Viewing Highly Recommended

Price: £975pcm

ACCOMMODATION COMPRISSES:

(All Sizes Approximate)

Entrance Hallway

Access via front porch. Flagstone slate flooring. Walls painted neutral. Storage cupboard. Access to all rooms within the property.

Living Room

15'1" x 14'0" (4.599m x 4.271m)

Double glazed French doors to rear elevation. Double glazed window to front elevation. Exposed wooden beams. Engineered oak flooring. Walls painted neutral. Granite fireplace with slate hearth. Electric feature fire. Radiator.

Kitchen

10'11" x 10'2" (3.333m x 3.104m)

Double glazed window to rear elevation. Exposed wooden beams. Flagstone slate flooring. Part tiled, part painted neutral. Range of wall, base and drawer units. Stainless steel one and a half bowl sink with drainer. Electric oven and hob. Extractor hood.

Bedroom One

10'11" x 10'10" (3.339m x 3.313m)

Max.

Double glazed window to rear elevation. Exposed wooden beams. Cream fitted carpet. Walls painted neutral. Radiator.

Bedroom Two/Study

9'6" x 8'5" (2.901m x 2.570m)

Wooden door with double glazed window to rear elevation. Double glazed window to rear elevation. Flagstone slate flooring. Walls painted neutral. Radiator. Loft hatch – access to loft which is boarded for storage.

Bathroom

8'5" x 4'8" (2.564m x 1.432m)

Double glazed window to front elevation. Flagstone slate flooring. Part tiled, part painted neutral. Three-piece white bathroom suite comprising: panelled bath with shower over, low level flush WC and wash hand basin with vanity unit below. Radiator.

Exterior

To the rear is an enclosed garden with a patio area and laid to lawn. Shed available for storage, with electric. Oil boiler to the rear.

To the front of the property is parking for multiple vehicles. The septic tank is located to the front, allowing for easy access.

Additional Information

EPC 'D'

Council Tax Band 'B'

Services – Mains Electric, Oil & Septic Tank

No Smokers

Rent

£975pcm

Deposit

£1,125.00

Tenure

Six Month Assured Shorthold Tenancy

Directions

From our office in Duke Street, turn left onto South Street and continue onto East Hill. At the roundabout, take the first exit onto Kings Avenue. At the roundabout take the second exit onto Carlyon Road and at the next roundabout take the first exit onto Poltair Road. Head down Tregonissey Road, then left onto Teverbyn Road. At the roundabout, take the first exit onto the A391, head through Stenalees and follow the A391 until you see a sign for Lockengate. Turn right at the sign and The Old Shippen is the fourth property on the left.

Viewings

Strictly by appointment with the managing agent Jefferys. If you would like to arrange to view this property, please contact the St Austell office on 01726 73483.

Please note that you will be asked to complete an application form prior to being offered a viewing of the property.



Front Elevation



Rear Garden



Living Room



Living Room



Kitchen



Bathroom

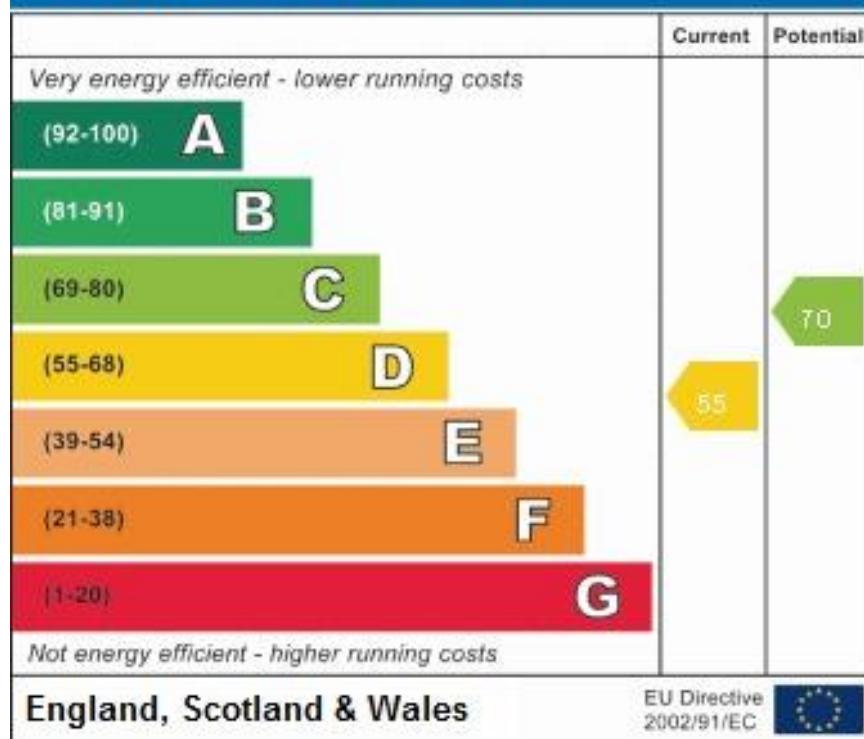


Bedroom One



Bedroom Two

Energy Efficiency Rating



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