



MAY WHETTER & GROSE

17 FORE STREET, BUGLE, CORNWALL PL26 8PA
GUIDE PRICE £125,000



A CHAIN FREE END OF TERRACE HOUSE WITH THREE BEDROOMS. THE PROPERTY, REQUIRING SOME UPDATING BENEFITS FROM EN-SUITE, ENCLOSED REAR GARDEN, OFF ROAD PARKING AND GARAGE. FURTHER BENEFITS INCLUDE SOLAR PANELS AND AIR SOURCE HEATING. THE PROPERTY IS LOCATED WITHIN CLOSE REACH OF LOCAL AMENITIES AND THE MAIN A30. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED PROPERTY. EPC - E

SEE AGENTS NOTES



Location

Bugle is a popular and expanding village situated some 6 miles North of St Austell and approximately 6 miles South West of Bodmin. The main A30 Trunk Road is easily accessible and the North and South Coast beaches are a short drive away. The village has a school, a range of shops, takeaways and recreational facilities. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 12 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 18 miles from the property.

Directions

From St Austell head down through Stenalees and Higher Bugle, towards the traffic lights in the centre of Bugle. The property is located on the left hand side of the road before reaching the traffic lights. Parking is available on street in front of the property for viewers.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed front door with upper obscure glazing allows external access into entrance hall.

Entrance Hall

13'4" x 2'11" - max including stairs (4.07 x 0.89 - max including stairs)
Carpeted flooring. Doors to lounge and dining room. Feature wood ceiling. Radiator.

Dining Room

11'8" x 8'11" (3.58 x 2.73)



Upvc double glazed window to front elevation with deep sill. BT Openreach telephone point located within the window recess. Carpeted flooring.

Delightful exposed stone focal fireplace. Exposed ceiling beams. Textured walls. Radiator. Currently used as a bedroom originally designed to be a dining room.

Lounge

11'10" x 11'7" (3.63 x 3.54)



Upvc double glazed window to front elevation. Carpeted flooring. Focal exposed stone fireplace with multi fuel burner set within. Stable door through to kitchen. Radiator. Exposed ceiling beams. Television aerial point.

Kitchen

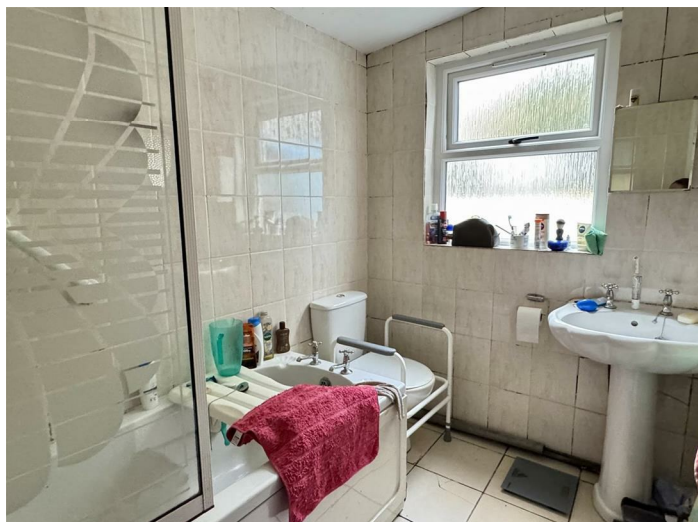
14'6" x 7'9" (4.44 x 2.37)



Upvc double glazed door to rear elevation with obscure glazing. Further Upvc double glazed window to rear elevation. Door through to ground floor bathroom. Tile effect vinyl flooring. Matching wall and base kitchen units, roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Fitted four ring electric hob with fitted electric oven below. Radiator. Mains fuse box. Exposed ceiling beams. Part tiled walls.

Ground Floor Bathroom

7'10" x 5'9" (2.40 x 1.77)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal hand wash basin and panel enclosed bath with wall mounted electric shower over. Tiled flooring. Tiled walls. Radiator. Fitted extractor fan.

Landing

9'5" x 2'5" - max (2.88 x 0.76 - max)

Carpeted flooring. Loft access hatch. Doors to bedrooms one, two and three. Above the stairs there is bespoke storage shelving.

Bedroom Two

11'10" x 8'10" (3.62 x 2.71)



Upvc double glazed window to front elevation. Carpeted flooring. Textured ceiling. Twin louvre doors open to provide access to the airing cupboard housing the water cylinder with solar panel controls set within.

Bedroom One

11'7" x 11'9" (3.55 x 3.59)



Upvc double glazed window to front elevation. Carpeted flooring. Textured ceiling. Radiator.

Bedroom Three

9'8" x 7'1" (2.96 x 2.18)



Upvc double glazed window to rear elevation overlooking the low maintenance enclosed rear garden. Carpeted flooring. Opening through to en-suite shower room. Radiator. Exposed ceiling beams.

En-Suite
7'4" x 4'1" (2.26 x 1.27)



Upvc double glazed window to side elevation with obscure glazing. Low level flush WC. Ceramic hand wash basin and fitted shower enclosure. Wood effect laminate flooring. Radiator. Fitted extractor fan. Exposed ceiling beams. Part tiled walls.

Outside
To the front there is a manageable area of lawn with hardstanding walkway flowing across the front of the property and providing access to the front door.

To the right hand side of the property there is a drive allowing off road parking for one vehicle and also access to a wooden garage. The air source heat pump is located to the side.

To the right hand side of the property a walkway provides access to the rear garden.



As previously mentioned either accessed via the walkway to the right hand side or via the kitchen, the rear garden is laid to hardstanding and well enclosed providing a good degree of privacy. Immediately to the rear of the property are two useful block and stone

built storage sheds. There is also access into the rear of the wooden garage (we were unable to measure the garage at the time of inspection). There is an outdoor tap.

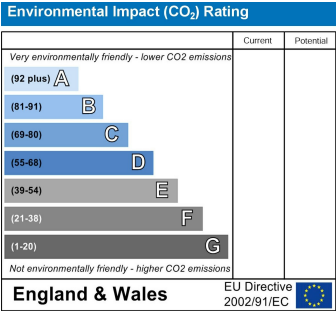
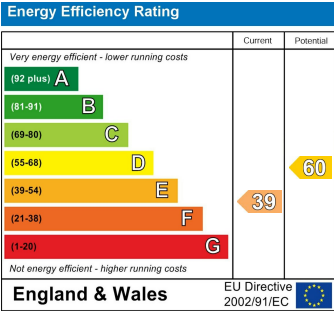
Council Tax Band - A

Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services
None of the services, systems or appliances at the property have been tested by the Agents.

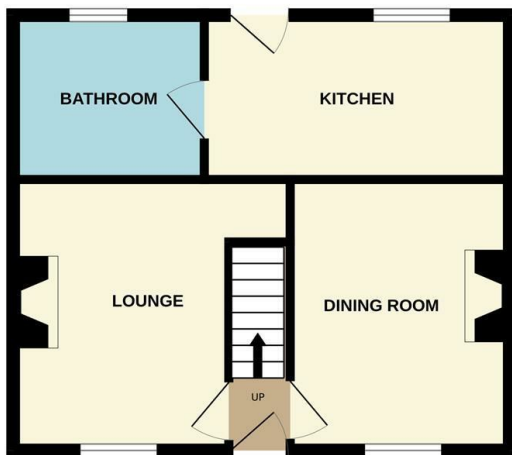
Viewings
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes
Solar Panels at the property are owned. Installed December 2023 by Switch Energy Network Ltd. 15p/kwh with Octopus Energy.
No gas at the property.
Air Source Heat Pump heating.





GROUND FLOOR



1ST FLOOR



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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