Jefferys ESTABLISHED 1865

SEMI DETACHED HOUSE

£1200pcm







CAUDLEDOWN MILL COURT, HIGHER BUGLE PL26 8WN

UNFURNISHED, THREE BEDROOM HOUSE WITH DRIVEWAY PARKING

Jefferys are delighted to offer this well presented three bedroom property available to let from the mid-November, conveniently situated in the popular residential area of Higher Bugle near St Austell.

In brief, the property comprises:- Open Plan Kitchen/Dining Area, Lounge, Downstairs WC, Bathroom, Three Double Bedrooms PLUS Ensuite Shower Room. The property also benefits from a front garden, rear patio area and driveway parking.

Viewing Highly Recommended

Price: £1200pcm

Key Features

Generous Driveway Parking

Rear Patio & Front Garden Laid to Lawn

Ensuite Shower Room

Three Double Bedrooms

Available November 2026

EPC 'C'

naea propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
rightmove find your happy

ACCOMMODATION COMPRISES:
(All Sizes Approximate)

Entrance Hallway
13'9" x 4'10" (4.19m x 1.476m)
Partially glazed front door. Neutral vinyl and neutral fitted carpet. Walls painted magnolia. Pendant light fitting. Wall mounted electric heater. Under stairs cupboard with space and plumbing for washing machine.

Downstairs WC
6'10" x 3'1" (2.087m x 0.947m)
uPVC, obscure double glazed window to front elevation. Neutral vinyl flooring. Walls part tiled, part painted white. Low level flush WC. Wash hand basin with marble effect worktop and cupboard beneath.

Lounge
14'5" x 11'8" (4.387m x 3.567m)
uPVC double glazed windows to front elevation. White, wooden sliding doors into dining area. Neutral fitted carpet. Walls painted magnolia. Pendant light fitting. Wall mounted electric heater.

Dining Area
11'9" x 10'1" (3.575m x 3.065m)
uPVC double glazed French doors to rear elevation. Neutral vinyl flooring. Walls painted magnolia. Pendant light fitting. Wall mounted electric heater.
Leading into:

Kitchen
11'1" x 8'4" (3.384m x 2.541m)
uPVC double glazed window to rear elevation. Neutral vinyl flooring. Walls part panelled, part painted white. Ceiling spotlights. Range of grey fronted wall, base and drawer units with black roll top work surface. Built-in electric oven and hob. Extractor hood. Stainless steel sink and drainer.

Stairs and Landing
Neutral fitted carpet. Walls painted magnolia. Pendant light fitting.

Bedroom One
11'3" x 8'10" (3.441m x 2.683m)
uPVC double glazed windows to front elevation. Neutral fitted carpet. Walls painted magnolia. Pendant light fitting. Wall mounted electric heater. Built-in wardrobe with sliding doors.

Ensuite
uPVC, obscure double glazed window to front elevation. Neutral vinyl flooring. Tiled walls. Ceiling spotlights. Heated towel rail. White suite comprising low level flush WC, pedestal wash hand basin with mixer tap and shower cubicle with electric shower.

Bedroom Two
10'1" x 9'3" (3.086m x 2.827m)
uPVC double glazed windows to rear elevation. Neutral fitted carpet. Walls painted magnolia. Pendant light fitting. Wall mounted electric heater. Built-in wardrobe with sliding doors.

Bedroom Three
10'0" x 9'0" (3.055m x 2.754m)
uPVC double glazed windows to rear elevation. Neutral fitted carpet. Walls painted magnolia. Pendant light fitting. Wall mounted electric heater. Built-in wardrobe with sliding doors.

Main Bathroom
uPVC, obscure double glazed windows to front elevation. Neutral vinyl flooring. Tiled walls. Ceiling spotlights. Heated towel rail. White suite comprising low level flush WC, pedestal wash hand basin with mixer tap, panelled bath with shower attachment.

Exterior
To the front of the property, the garden is laid to lawn with a patio pathway leading to a metal entrance gate.
To the rear, there is a gravelled area which wraps around the side of the property and a patio. The property also benefits from tarmac parking for up to two vehicles.

Additional Information
EPC 'C'
Council Tax Band 'B'
Services - Mains Electric, Mains Water & Drainage
Solar panels installed.

Rent
£1200pcm

Deposit
£1384

Tenure
Assured Periodic Tenancy – Available for Long Term Let



Lounge



Dining Room



Kitchen



Main Bathroom



Bedroom One



Bedroom Two

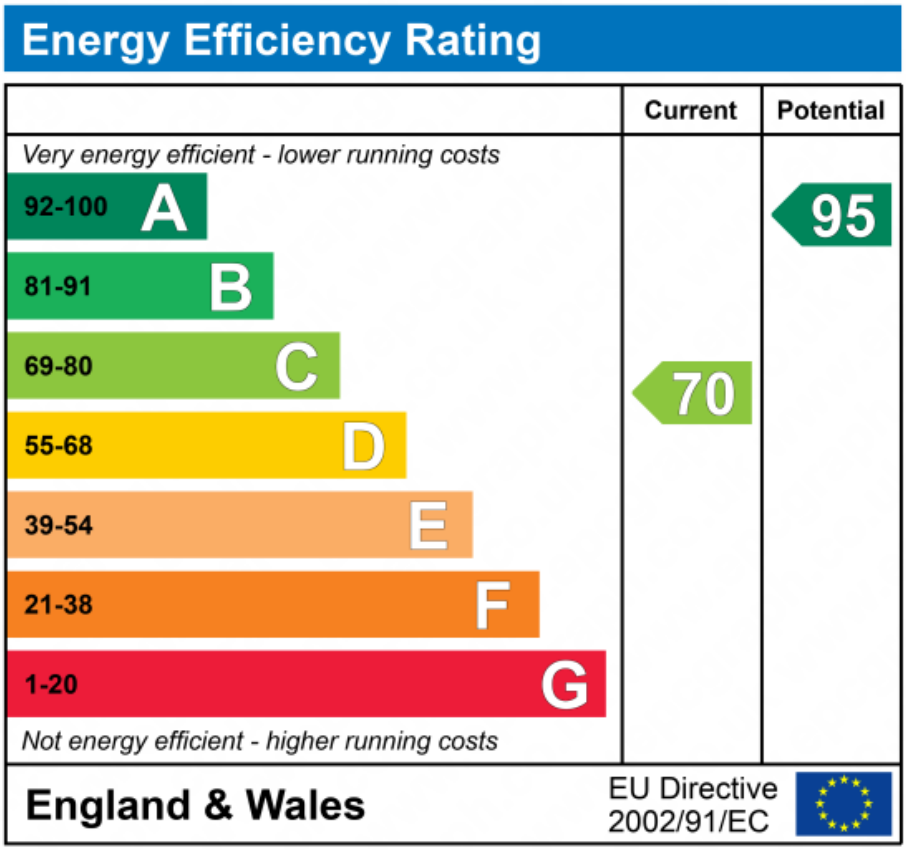


Bedroom Three



Front Garden

Viewings
Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01208 872245.
Please note that you will be asked to complete an application form prior to being offered a viewing.



Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

Jefferys ESTABLISHED 1865

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.