



Carnsmerry

Bugle

St. Austell

PL26 8PX

Guide Price £140,000

- NO ONWARD CHAIN
- THREE GENEROUS BEDROOMS
  - IDEAL INVESTMENT
- MODERNISATION REQUIRED
  - PERFECT FIRST HOME
    - DOUBLE GLAZING THROUGHOUT
- PRC CERTIFICATE AVAILAIBLE
- LARGE ENCLOSED GARDEN
- PLEASE SCAN QR CODE FOR MATERIAL IINFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 979.52 sq ft



#### PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to present this deceptively spacious three-bedroom semi-detached home located in the popular village of Bugle. Offered to the market with no onward chain and vacant possession upon completion, this property represents an excellent opportunity for first-time buyers or investors looking to expand their portfolio.

In need of modernisation throughout, the home benefits from three spacious bedrooms, a good-sized kitchen, a separate dining room, and a large enclosed garden. Conveniently situated within walking distance of local amenities, the property also features double glazing throughout.

Please note, this is a repaired Cornish Unit however, we have been advised that it is mortgageable and comes with a valid PRC certificate. The property falls under Council Tax Band A.

Viewings are highly recommended to fully appreciate all that this property has to offer.

#### LOCATION

The property is situated in the village of Bugle offers excellent access to St Austell and the A30. Local amenities include a primary school, convenience store, public house, and a Chinese takeaway. A wider range of shops and leisure facilities can be found in St Austell, along with a mainline railway station providing direct links to London Paddington. Nearby attractions include the Roseland Peninsula, Charlestown Harbour, and the world-famous Eden Project.

#### THE ACCOMIDATION COMPRISES

All dimensions can be found within the floorplan.

#### ENTRANCE HALLWAY

#### LOUNGE

Double glazed windows to the front aspect. Panel heater. Multiple power sockets. Television point. Telephone point. Skirting. Carpeted flooring.

#### KITCHEN

Carbon monoxide alarm. Double glazed window to the rear aspect. A range of wall mounted and base fitted cupboards, one of which houses the hot water cylinder. Space for cooker, washing machine, fridge and freezer. Splashback tiling. Wash basin with drainage board. Skirting. Vinyl flooring. Doors leading into the rear to garden.

#### DINING ROOM

Double glazed window to the rear aspect. Panel heater. Skirting. Carpeted flooring.

#### FIRST FLOOR LANDING

Loft access. Smoke alarm. Double glazed window to the side aspect . Panel heater. Skirting. Carpeted flooring. Doors leading:

#### BEDROOM ONE

Double glazed windows to the rear aspect Built-in storage cupboards. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

Double glazed window to the front aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM THREE

Double glazed window to the front aspect. Built-in storage cupboard. Radiator. Multiple plug socket. Skirting. Carpeted flooring.

#### BATHROOM

Extractor fan. Frosted double glazed window to the rear aspect. Bath. Splashback tiling. Wash basin. W.C. Radiator. Carpet.

#### OUTISDE

This property benefits from having an large enclosed laid to lawn garden. There is also a large outbuilding with an outside W.C

#### PARKING

There is no allocated parking with this property. On street parking can be found close by.

#### AGENTS NOTES

There is an Annual Service Charge on the property of £159.36. The management company is Ocean Housing.

\*The service charge is subject to annual review.

#### SERVICES

This property is connected to mains water, electricity and drainage. The property is heated via electric panel heaters and falls under Council Tax Band A.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Improved Cornish unit

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

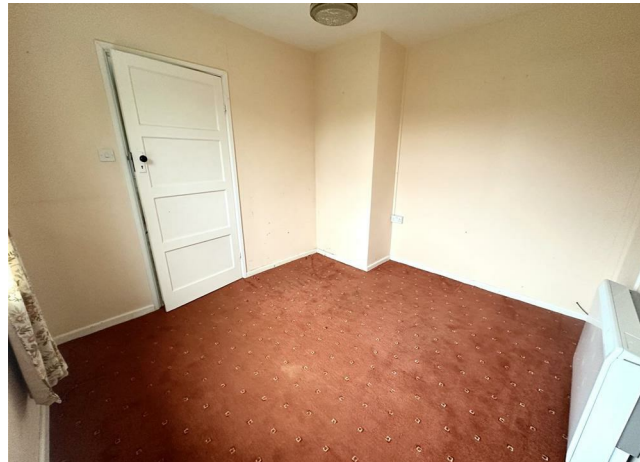
Other electricity sources: No



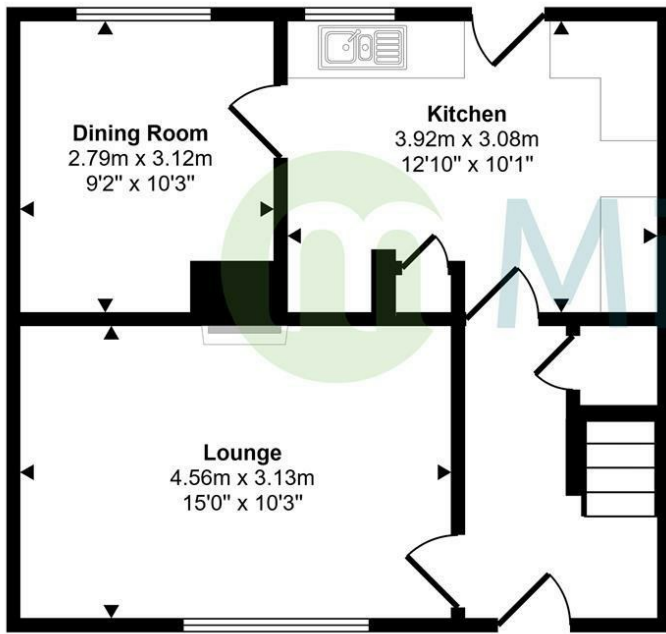
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Room heaters only is installed.  
Heating features: None  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes

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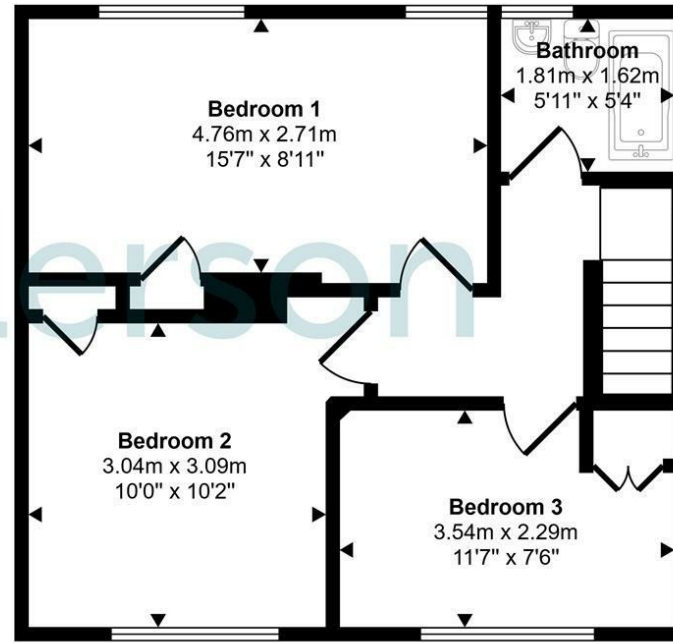
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area  
86 sq m / 929 sq ft

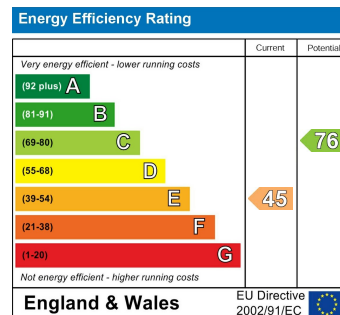


Ground Floor  
Approx 43 sq m / 466 sq ft



First Floor  
Approx 43 sq m / 463 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

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